

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 14, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Puil and
Rankin

ABSENT: Alderman Kennedy
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Training Class at Vancouver Community College under the direction of their instructor, Mrs. Diane Jones.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy

SECONDED by Ald. Ford

THAT the Minutes of the following meetings be adopted.

Special Council Meeting (Public Hearing)	- May 26, 1977.
Special Joint Vancouver and Richmond Councils (Arthur Laing Bridge)	- May 31, 1977.
Regular Council Meeting (with the exception of the 'In Camera' portion)	- May 31, 1977.
Special Joint Vancouver and Burnaby Councils (Boundary Road)	- June 2, 1977.

- CARRIED UNANIMOUSLY.

Boundary Road

Council was reminded of a Manager's report dated May 26, 1977, regarding Boundary Road which had been considered but not acted upon at the joint meeting held with Burnaby Council. In the report the Acting City Engineer had recommended that Boundary Road be confirmed as a primary arterial with its ultimate street allowance and development as described in the report.

MOVED by Ald. Brown

SECONDED by Ald. Rankin

THAT the foregoing recommendation of the Acting City Engineer be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. D.P.A. 69229 - Park Plaza
1130 West Pender Street

The Council received a delegation from Mr. D.J. Mullan, Solicitor for the applicants and owners of 1130 West Pender. Mr. Mullan gave the background on the property and advised on what his clients had done in respect of relocating the tenants. He indicated the building was a fire hazard and also referred to an inspection of the property made by the firm of Lort & Lort, Architects. He also advised that if the building is demolished as requested in the Development Permit Application, the vacant property would be cosmetically treated and would not be used for parking purposes.

MOVED by Ald. Puil

THAT the Development Permit Application to demolish Park Plaza, 1130 West Pender Street, be granted, on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot.

- (deferred)

MOVED by Ald. Brown

THAT the foregoing motion by Alderman Puil be deferred up to one month until a report is received by Council on the condition of the building relative to public hazard.

- CARRIED

(Aldermen Bellamy and Puil opposed)

2. Grant Appeal - Van Horne
Summer Enrichment Program

Council received a delegation from Mr. M. Horne representing the Van Horne Summer Enrichment Program, requesting that Council reconsider a grant to the Program which was not approved by Council on May 31st. Mr. Horne advised that his organization had reassessed its original request and was now requesting \$7,200 instead of \$9,300.

MOVED by Ald. Puil

THAT a grant of \$7,200 for the Van Horne Summer Enrichment Program for 1977 be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

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DELEGATIONS (cont'd)

3. Greek Day Celebration - Street Closure
Broadway from Macdonald to Blenheim Streets

Council considered a report of the City Manager dated June 2, 1977, concerning Greek Day Celebrations and the closure of Broadway from Macdonald to Blenheim Streets.

Council received a delegation from Mr. A. Dikaio, representing the Panhellenic Cultural Association. The delegation filed a letter dated June 10, 1977, suggesting it obtain the permits necessary rather than the applicants, the Hellenic Community of Vancouver.

Mr. N. Zapantis, representing the Hellenic Community of Vancouver also addressed Council giving details of the program planned and filed a budget for the event. Discussion then arose on the organizations intention to charge businesses to participate in the event.

The Mayor directed the Director of Social Planning report on the arrangement of other groups when organizing street activities.

After due consideration, it was

MOVED by Ald. Brown

THAT the Hellenic Community's request to close to vehicular traffic Broadway from Macdonald to Blenheim Streets on Sunday, June 26, 1977, from 12:00 noon to 12:00 midnight, be granted subject to the conditions detailed in the City Manager's report of June 2, 1977;

FURTHER THAT an additional grant of \$200.00 towards the increased costs of signing and street cleaning be approved to the Hellenic Community of Vancouver for the purpose stated in the report, and that the Liquor Control and Licensing Branch be advised that the Council has no objection to a liquor permit being provided for this event.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

4. The Italian Folk Society
of British Columbia

Council gave consideration to a City Manager's report dated June 8, 1977, concerning the sale of a three acre parcel of City-owned land between Grandview Highway and Beaconsfield Park to the Italian Folk Society of B.C. for use as a community centre.

MOVED by Ald. Bellamy

THAT former resolutions of Council be amended to eliminate the requirement for registration of an option for the City to repurchase and for registration of a section 24A covenant to enable clear title to be conveyed;

FURTHER THAT the Director of Legal Services obtain an undertaking by letter from the Italian Folk Society in respect of the maintenance and operation of the facility as a community centre.

- CARRIED UNANIMOUSLY

(As a result of the foregoing action of Council, the delegation, Mr. M.P. Ragona, Solicitor for the Society, was in agreement and did not feel it necessary to make representation.)

DELEGATIONS (cont'd)

- 5. Tenders - Champlain Heights,
Enclaves 2, 3 and 16

The Council gave consideration to a report from the City Manager dated June 8, 1977, in which the Champlain Heights Project Manager and the Director of Finance gave details of the tenders received for the three market enclaves in Phase I of Champlain Heights.

With the permission of Council, Mr. H. Goldfeder, representing Utah Equitable Plan Ltd., one of the tenderers, addressed the Council, suggesting that the analysis given in the report was misleading and indicated that it was possible for his company to develop the sites under the Assisted Rental Program. Mr. Goldfeder also filed with the Council an alternate bid which had been filed during the tender opening.

The Project Manager, Mr. J. Moodie, spoke to the report and corrected a figure on page 2 (second last paragraph), from \$1.3 million to \$.3 million.

MOVED by Ald. Brown

THAT the Council accept the bid from Community Builders for enclave 16 and all other bids on various enclaves be rejected.

- CARRIED

(Aldermen Puil, Rankin and the Mayor opposed).

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The Meeting recessed at approximately 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:35 p.m.

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UNFINISHED BUSINESS

- 1. Costs of Renovating Hangar
#5 at Jericho

The Council noted a report of the City Manager dated June 9, 1977, on the costs of renovating hangar #5 at Jericho.

MOVED by Ald. Rankin

THAT this report be deferred for information at the public meeting being arranged in respect to Jericho.

- CARRIED UNANIMOUSLY

- 2. Amendment of the Salish
Park Agreement

Council on May 31st, 1977, when considering the topic of an amendment to the Salish Park Agreement, deferred the matter to this meeting of Council to obtain more information. Under date of June 10th, 1977, the City Clerk advised that the Musqueam Indian Band will not have the information requested until after June 14th, 1977, and therefore, it was recommended that this matter be deferred for two weeks.

MOVED by Ald. Rankin

THAT the foregoing recommendation be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS

1. D.P.A. 77360 - False Creek
Area 10A - Construction of
Fishermen's Lockers

The Council noted a copy of a petition opposing the granting of a Development Permit in False Creek, Area 10A to construct Fishermen's Lockers on site C. The Development Permit Board had recently considered this application and approved it subject to a number of conditions. A letter from Mr. T.G. Hodgson, was also noted requesting to appear as a delegation before Council on the matter.

MOVED by Ald. Rankin

THAT the delegation request from Mr. Hodgson be granted.

- CARRIED UNANIMOUSLY

2. Grant Appeal for Marpole-Oakridge
Area Council

The Council noted a letter from the Marpole United Church asking Council to reconsider its previous action in refusing to grant the Marpole-Oakridge Area Council a grant of \$19,500. The City Clerk advised that the Area Council intends appealing the decision and, therefore, suggested the letter from the Marpole United Church be withdrawn at this time for submission at the time of the appeal.

MOVED by Ald. Gibson

THAT the letter from the Marpole United Church be withdrawn at this time.

- CARRIED UNANIMOUSLY

3. Regional Board of Directors
Vacancy - Federation of Canadian
Municipalities

The following letter dated June 8, 1977, from the Mayor was noted:

"There is a vacancy to be filled in the Regional Board of Directors representing British Columbia. I have recommended the appointment of Alderman Mike Harcourt to the Regional Chairman, Mayor Muni Evers of New Westminster and he agrees with the recommendation. This will be referred to the meeting of the Executive of the F.C.M. in Ottawa on June 19th and I am sure the Executive will approve the recommendation.

The present arrangement is that the travel expenses of a Director in attending National Directors' Meetings are borne by the Director's own city or municipality. There will probably be about four such Directors' meetings in the year ahead which will involve such travel and lodging expenses.

In approving the recommendation, it is important to know that the Director will, in fact, have this financial assistance from his city or municipality.

Accordingly, I would request the City Council's approval to the appointment of Alderman Harcourt with attendant approval of necessary expenses."

MOVED by Ald. Puil

THAT the foregoing request and recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Application for Liquor Permits
Folkfest '77

Under date of June 7, 1977, Folkfest submitted a letter enclosing a list of groups in the Vancouver area who will be serving alcoholic beverages during Folkfest '77. The letter also advised that the South Vancouver Minifest should be added. Council's approval was requested in serving liquor.

MOVED by Ald. Ford

THAT that Liquor Control and Licensing Branch be advised that the Vancouver City Council has no objections to the application subject to the following conditions:

- (a) approval by Chief Constable,
- (b) any food concessions to be approved by the City Health Department,
- (c) the applicant obtaining the necessary special event liquor permits from the Liquor Control and Licensing Branch,
- (d) proper supervision by the organizers.

- CARRIED UNANIMOUSLY

5. FM-1 Zoning Fairview Slopes

Council received a letter dated June 6, 1977, from Mr. T. Heyerdahl and Associates concerning FM-1 Zoning in Fairview Slopes. The writer requested to appear before Council to discuss the matter.

MOVED by Ald. Rankin

THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

6. Vancouver's Role in a Conserver
Society

Council noted a letter from Alderman Harcourt dated June 9, 1977, in respect of Vancouver's Role in a Conserver Society. During debate, Alderman Harcourt withdrew a proposal concerning staffing at a cost of about \$23,000 a year, and, it was

MOVED by Ald. Harcourt

THAT

- (a) Council establish a Steering Committee of the Planning and Development Committee to work with staff on the development of a Local Conserver Program. The Committee might include members of the Vancouver City Planning Commission, representatives of the major City Departments and representatives of interested outside organizations, including the business community, the labour movement and environmental and conserver interest groups;
- (b) The City sponsor with the U.B.C. Department of Continuing Education (and possibly S.F.U.) a workshop in the fall on the civic role in resource conservation;

Cont'd...

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COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver's Role in a Conserver
Society (Continued)

- (c) Council formally communicate with other levels of government to ask for co-operation and support in the Vancouver program. This can include two aspects -

(i) the integration of various governmental conservation programs into a unified package in the Vancouver area,

(ii) financial support for Vancouver as a pilot Conserver City.

- CARRIED UNANIMOUSLY

7. Central Park Parking -
Regulation By-law

Council on May 24, 1977, when dealing with a request from the Municipality of Burnaby, that Council endorse a proposed by-law to regulate parking in Central Park, deferred the matter for three weeks pending discussion with B.C. Telephone relative to employee parking problems in the area.

By memo dated June 13, 1977, the City Engineer advised that discussions have taken place, but in addition the department is conducting a parking study in the area. The results of this study and meetings with Burnaby and B.C. Telephone will be submitted to Council in July. The City Engineer, therefore, suggested that a decision on the request of the Municipality of Burnaby be deferred until this study report is available.

MOVED by Ald. Rankin

THAT the foregoing suggestion of the City Engineer be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 10, 1977

Works & Utility Matters
(June 10, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Lease of Lane East of Denman Street North from Robson Street
- Cl. 2: Closure of Portion of Lane East of Nanaimo between William and Charles Streets
- Cl. 3: Storm Sewer Required to Carry Sasamat Place Drainage
- Cl. 4: Tender #39-77-1 Trucks

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(June 10, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Occupancy of Controlled Leasehold Condominium and Market Condominiums Phase 1, Area 6, False Creek
- Cl. 2: Shaughnessy, Gladstone and Elliott Street End Parks
- Cl. 3: Maintenance of False Creek Waterfront Structures

Clauses 1 and 2

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Maintenance of False Creek
Waterfront Structures (Clause 3)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause be approved, and the City Engineer be directed to have the boats evacuate this area, and if necessary tow the boats to a location where moorage is available and recover the costs from the boat owners.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(June 10, 1977)

4678 Main Street - Hakim Gill
Enterprises Ltd. (Clause 1)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 10, 1977)

Italian Market - Street Closure
Commercial Drive, Napier to 3rd
Avenue (Clause 1)

MOVED by Ald. Harcourt

THAT the Italian Market Planning Committee's request to close to vehicular traffic Commercial Drive between Napier and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, on Sunday, June 26, 1977, between 10:00 a.m. and 12 midnight, be approved subject to the conditions stated in this clause;

FURTHER THAT a grant to defray costs of signing and street cleaning up to an amount of \$1100 be approved;

AND FURTHER THAT the Liquor Control and Licensing Branch be advised that the Vancouver City Council has no objections to the serving of liquor during this event.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

CITY MANAGER'S AND OTHER REPORTS (cont'd)Finance Matters
(June 10, 1977)

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Rental Rate Changes - Queen Elizabeth Theatre, Playhouse and The Orpheum - September 1, 1977, to August 31, 1978
- Cl. 2: Legal Expenses - P.C. 44 P. Bouchard and P.C. 288 S. McLauchlan
- Cl. 3: Shannon Daycare Centre
- Cl. 4: Queen Elizabeth Theatre Boiler Repairs
- Cl. 5: Tender Awards
- Cl. 6: Ground Lease between City of Vancouver and Frank Stanzl Construction - False Creek
- Cl. 7: Space Requirements - City Hall
- Cl. 8: 1977 Budget - False Creek Development Group

Rental Rate Changes - Queen Elizabeth Theatre, Playhouse and The Orpheum - September 1, 1977 to August 31, 1978 (Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

As requested by Alderman Brown, the Mayor directed the City Manager arrange to have the Theatre Manager report on the operating budget of the three Civic Theatres to the Finance Committee in the Fall.

Legal Expenses - P.C. 44 P. Bouchard and P.C. 288 S. McLauchlan (Clause 2)

MOVED by Ald. Ford

THAT the recommendation of the Police Board, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

(With the agreement of Council, Alderman Rankin was excused from voting on this clause, his firm having been involved in the case.)

Clauses 3 - 7 inclusive

MOVED by Ald. Gibson

THAT the recommendations of the City Manager, as contained in clauses 3, 4, 6, and 7 be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

1977 Budget - False Creek Development Group (Clause 8)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause be approved.

- (carried)

MOVED by Ald. Puil, in amendment

THAT the item of printing and copying a newsletter in the amount of \$10,000 be deleted.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson
Harcourt, Rankin and the Mayor opposed.)

The amendment having lost, the motion by Alderman Gibson was put and CARRIED.

(Alderman Puil opposed.)

Cont'd...

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

1977 Budget - False Creek
Development Group (Clause 8)
(Continued)

MOVED by Ald. Gibson

THAT the Director of Planning be instructed to prepare an area development plan with respect to Phase II, False Creek.

- CARRIED UNANIMOUSLY

Property Matters
(June 10, 1977)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Lease of Portion of 55th Avenue between Carnarvon and MacDonald
- Cl. 2: Rental Increase for Footbridge - North End of Nanaimo on National Harbours Board Land
- Cl. 3: Establishing Strip of City-Owned Land for Lane Purposes - 3300 Block William Street
- Cl. 4: 312 Campbell Avenue - Proposed Exchange/Sale

Clauses 1 - 4 inclusive

MOVED by Ald. Ford

THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
May 2, 1977

Installation of Microphones in
Council Chamber for Use of Media

In considering this report the Council noted a number of letters from the Media supporting the installation to permit audio recordings.

MOVED by Ald. Rankin

THAT a combined microphone system be installed in the Council Chambers to meet the recording needs of the City Clerk and the Media and that \$8,600 for this work be provided from the Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

D. Manager's Report
June 13, 1977

Canada Birthday Celebration
June 30, 1977

In considering this report the Mayor advised that a further report may be necessary as the costs shown were only an estimate.

MOVED by Ald. Gibson

THAT the estimated expenditure as described in the foregoing report in respect of special celebrations commemorating Canada's birthday on June 30, 1977, be approved and the funds be provided from Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

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STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services,
May 26, 1977

The Council considered this report which contains eight clauses identified as follows:

- Cl. 1: Requests for Surplus City Furniture and Equipment
- Cl. 2: Dial-A-Dietitian Service - Grant Request
- Cl. 3: Jantzen Industry English Language Training
Project Evaluation
- Cl. 4: ELB Enterprises Ltd. - Request to Amend License
By-law for Family Recreation Centre
- Cl. 5: Gastown Residents' Association
- Cl. 6: Ray-Cam Co-operative Centre Operating Budget
(1977-1978)
- Cl. 7: Licensed Premises in the Downtown Area - Summary
of Map Information
- Cl. 8: By-law Enforcement in the "Core Area" - Burns
Block, 18 West Hastings

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Rankin,

THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Clauses 2 and 5 were Carried by the Required Majority)

Ray-Cam Co-operative Centre
Operating Budget (1977-1978)
(Clause 6)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this Clause be approved.

- LOST

(Aldermen Brown, Gerard, Gibson, Puil and the Mayor opposed)

Alderman Rankin requested and received permission to withdraw recommendation B of the Committee.

MOVED by Ald. Rankin,
THAT

- (a) The \$1,800.00 grant to the Ray-Cam Co-operative Association approved by City Council on April 19, 1977, be reallocated to make up any difference between the purchase price of a new van and any service club contribution;
- (b) The amount of \$1,800.00, in the event the service club assumes the responsibility for full purchase price, or any remaining portion of the \$1,800.00, be approved for overhead expenses associated with the van.

- CARRIED UNANIMOUSLY

Licensed Premises in the Downtown
Area - Summary of Map Information
(Clause 7)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor advised he will contact the Liquor Control and Licensing Branch and advise them of Council's wish to control the proliferation of licensed premises in the Downtown area and seek advice on what action can be taken to effect this.

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 26, 1977 (cont'd)

By-law Enforcement in the "Core Area"
Burns Block, 18 West Hastings (Clause 8)

Mr. R. Sigmund, the owner of the Burns Block, addressed Council. He advised that he has verbally undertaken a contract to sprinkler the building.

Alderman Rankin requested and received permission to withdraw the resolution of the Committee contained in this Clause.

MOVED by Ald. Rankin,

THAT the Fire Chief be instructed that, failing receipt within one week of a copy of a contract signed by Mr. Sigmund for sprinklering of the Burns Block, he immediately proceed with prosecution of Mr. Sigmund for non-compliance with the Fire By-law.

- CARRIED UNANIMOUSLY

II. Report of Aldermen Brown, Marzari and
Puil, Members, Finance & Administration
Committee, May 26, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: International Actors' Workshop Society Request
for City Guarantee of \$25,000 Bank Loan
- Cl. 2: Vancouver Opera Association
- Cl. 3: Vancouver Symphony Society
- Cl. 4: Playhouse Theatre Centre

Clauses 1, 2 and 4

MOVED by Ald. Brown,

THAT the recommendations of Aldermen Brown, Marzari and Puil, contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(Clauses 2 and 4 were Carried by the Required Majority)

Vancouver Symphony Society
(Clause 3)

When considering this Clause, Council noted a report from the City Manager dated June 7, 1977, indicating that the correct amount of the grant request should be \$135,216.00.

MOVED by Ald. Brown,

THAT

- (a) Council approve a grant of \$135,216.00 equal to the rental of The Orpheum for the 1977 Vancouver Symphony Society's schedule of uses, and that the grant be increased proportionately to any Orpheum applicable 1977 rental rate increases as they occur;
- (b) Consideration of increased use of The Orpheum by the Vancouver Symphony Society in future years be deferred pending a report from the City Manager.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee
on Transportation,
May 26, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Citizen's Forum on Airport Development
- Cl. 2: Downtown Bicycle Route Proposal
- Cl. 3: 1977 Traffic Signal Program
- Cl. 4: Burrard Inlet Ferry Bus Services
 - (a) Conference of Local Area Councils
 - (b) Mr. N. Davidowicz

Citizen's Forum on Airport
Development (Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Downtown Bicycle Route
Proposal (Clause 2)

MOVED by Ald. Bellamy,
THAT recommendations 1 and 2 of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Recommendation 1(b) deferred)

MOVED by Ald. Puil,
THAT recommendation 1(b) of the Committee contained in this Clause be deferred pending a report from the City Manager on estimated costs and other expenses inherent in this recommendation.

- CARRIED

(Aldermen Gibson and Harcourt opposed)

1977 Traffic Signal Program
(Clause 3)

MOVED by Ald. Bellamy,
THAT the City Engineer be instructed to investigate and report back on the feasibility of moving the pedestrian-actuated signal from the intersection of Skeena and Hastings to the intersection of Kootenay and Hastings.

- CARRIED UNANIMOUSLY

Burrard Inlet Ferry Bus Services
(Clause 4)

A. Conference of Local Area Councils
(25th Avenue Crosstown Bus)

When considering this clause, Council noted that the City has given an undertaking to all interested citizens that it will invite public discussion of the routing of the 25th Avenue crosstown bus prior to approval.

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in Clause 4A be deferred pending an early report from the City Engineer on all aspects of this proposed bus route, at which time, Council set a date for a public meeting on this matter.

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Transportation,
May 26, 1977 (cont'd)

Burrard Inlet Ferry Bus Services
(Clause 4) (cont'd)

B. Mr. N. Davidowicz

MOVED by Ald. Bellamy,
THAT the information contained in Clause 4B of the Committee
be received for information.
- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
June 2, 1977

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Amendment to Sign By-law - Sign Schedules for
False Creek, Downtown and Chinatown
- Cl. 2: Champlain Heights Planning Advisory Committee
- Cl. 3: Inner City Housing Workshop
- Cl. 4: Future of the Wicklow Hotel
- Cl. 5: Grandview Woodland Planning Committee

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in
Clauses 1, 2, 3 and 4 be approved and Clause 5 be received
for information.
- CARRIED UNANIMOUSLY

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G.V.R.D. Meeting

The Mayor advised that the next meeting of the G.V.R.D.
will be held on Wednesday, June 29, 1977, not June 15, 1977,
as detailed in the memo dated June 10, 1977, from the City
Clerk.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.
- CARRIED UNANIMOUSLY

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BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531,
BEING THE REFUSE BY-LAW
(Schedule of Rates)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Shaughnessy Hospital Site)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Gibson was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S.E. Marine Drive,
Hartley, Kent and Kerr Streets)

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO ASSESS CERTAIN REAL PROPERTY
IN THE YEAR 1977 FOR THE PURPOSE OF
DEFRAYING THE COST OF DECORATIVE LIGHTING
PERTAINING TO THE GRANVILLE STREET MALL
PHASE II LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE
AND SALE OF DEBENTURES IN THE AGGREGATE
PRINCIPAL AMOUNT OF \$5,666.65 IN LAWFUL
MONEY OF CANADA FOR CERTAIN UNDERGROUND
WIRING PROJECTS CONSTRUCTED AS LOCAL
IMPROVEMENTS AND FOR IMPOSING AN ANNUAL
SPECIAL RATE ON REAL PROPERTY SPECIALLY
BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE
AND SALE OF DEBENTURES IN THE AGGREGATE
PRINCIPAL AMOUNT OF \$169,149.06 IN LAWFUL
MONEY OF CANADA FOR CERTAIN STREET AND
LANE LIGHTING PROJECTS CONSTRUCTED AS
LOCAL IMPROVEMENTS AND FOR IMPOSING AN
ANNUAL SPECIAL RATE ON REAL PROPERTY
SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$169,149.06 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS
(cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,223,291.94 IN LAWFUL MONEY OF CANADA FOR CERTAIN BEAUTIFICATION PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$37,962.88 IN LAWFUL MONEY OF CANADA FOR CERTAIN PROJECTS PROVIDING DECORATIVE LIGHTING, BENCHES AND LANDSCAPING UNDERTAKEN AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, June 14, 1977 18

BY-LAWS (cont'd)

9. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF \$1,436,360.15 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT, SPEED DETERRENT BUMP AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Establishing Strip of City-Owned
Land for Lane Purposes - 3300
Block William Street

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 12, Block 5, West ½ Section 26, T.H.S.L., Plan 2588;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the South 2.5 feet of Lot 12, Block 5, West ½ Section 26, Town of Hastings Suburban Lands, Plan 2588, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated May 12, 1977, and marginally numbered LF 8256, a print of which is hereunto annexed, be and the same is hereby established for lane purposes and declared to form and constitute portion for lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Puil -
Enforcement of License By-law with
respect to Graduation and After
Graduation Functions

queried the authority of security staff at hotels conducting physical searches on persons attending graduation or after graduation functions

Dr. Bryson stated that no one in his Department had at any time instructed establishment to carry out a search, however he did stress that no liquor is permitted on the premises during these events.

cont'd....

Regular Council, June 14, 1977 19

ENQUIRIES AND OTHER MATTERS (cont'd)

Enforcement of License By-law with
respect to Graduation and After
Graduation Functions (cont'd)

MOVED by Ald. Puil,

SECONDED by Ald. Rankin,

THAT the Director of Permits and Licenses be directed that physical searches of persons attending graduation or after graduation functions are not to be sanctioned by the Department of Permits and Licenses.

- CARRIED UNANIMOUSLY

Alderman Ford -
Conference of Inter-American
Development Bank

advised that the Conference of the Inter-American Development Bank will be held in Vancouver next year, and queried what the City might do to take advantage of this opportunity of discussing the economic growth of the City with persons attending the Conference.

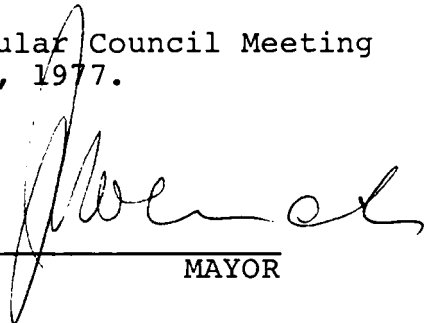
The Mayor requested that Alderman Ford discuss this matter with him.

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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 14, 1977, adopted on June 21, 1977.



MAYOR



CITY CLERK

DEL 4

MANAGER'S REPORT

June 8, 1977

TO: Vancouver City Council

SUBJECT: The Italian Folk Society of British Columbia

CLASSIFICATION: INFORMATION

The Supervisor of Properties and the Director of Legal Services report as follows:

"On April 8th, 1975 Council resolved that a 3-acre parcel of City-owned land between Grandview Highway and Beaconsfield Park be offered for sale to the Italian Folk Society of British Columbia for use as a Community Centre upon the conditions set out in Appendix I of this report. These conditions include the stipulation that the Society enter into an agreement with the City undertaking to comply with the City's policy for subsidies to non-profit organisations. That policy includes the two following provisions:

- (a) the Society provide reasonable access to its facilities to all Vancouver residents without discrimination, and
- (b) the City is to have adequate protection in case of abandonment of the project.

Moreover, one of the conditions of the sale is that the property be conveyed to the Society with the City reserving a possibility of reverter to ensure continued use of the property for the purposes contemplated by the City. The Society indicated its acceptance of the various terms and conditions.

The Legal Department decided that the possibility of reverter was a poor mechanism of ensuring adherence to the City's policy in the case of subsidies to non-profit organisations because it was feared that the reservation of the possibility of reverter could only be done in language which a court of law might regard as too vague. If the language was judged to be vague then the entire reverter would be struck down leaving the Society with ownership of the property free and clear of any obligations whatever to the City.

For this reason on January 18, 1977 Council resolved that, instead of the reverter, the City reserve in its favour a municipal covenant and an option to repurchase the property. The report on which Council acted is set out as Appendix II of this report. The right to exercise the option arises only if the Society does not diligently pursue construction of the Community Centre and thereafter only if the Society fails to operate the Community Centre in accordance with the City policy mentioned earlier. The municipal covenant also obliges operation of the property in accordance with the Council policy. The option and the municipal covenant have been used in similar situations to implement the City's policy for subsidy to non-profit organisations.

The lawyer for the Society, Mr. Ragona, is now objecting that the option is a new feature of the transaction which has taken them by surprise and is unacceptable since it

- 2 -

upsets their financing. Mr. Ragona's letter is set out as Appendix III. In keeping with standard City policy it was suggested that the option contain a clause allowing mortgages to take priority over the City option but this proposal was also unacceptable. Mr. Ragona intends to appear before Council and this report is submitted for Council's information."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION THIS DAY: Mr. M.P. Ragona.

FOR COUNCIL ACTION SEE PAGE(S) 287

U/B1

MANAGER'S REPORT

June 9, 1977

TO: Vancouver City Council

SUBJECT: Costs of Renovating Hangar #5 at Jericho

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"Council at its meeting of May 31, 1977, moved that the Assistant Director, Construction and Maintenance Division, report to the next meeting of Council on the actual costs of renovating Hangar #5 at Jericho. The Assistant Director reports as follows:

'The basis for all discussion is a change in use of a building from a "hangar" to a "place of assembly", Group A2 in the Vancouver Building By-law. It cannot be used for stage shows with props on stage nor for moving-pictures.

Such a change of use must be submitted to the Building By-law Board of Appeal for ultimate approval. Costs which have been developed are based on the general guidelines of the Board of Appeal which are below By-law requirement, i.e., it has been assumed that certain concessions will be granted.

I estimate the cost to put this hangar into summer use as a place of assembly is \$303,000.

This estimate includes normal Contractors costs and Consultant fees but cannot absorb a major unforeseen problem, nor does it provide for general redecoration, site work, auditorium or stage furnishing or special lighting.

The type of problems that exist and must be resolved are:

1. Changes to Structure to Improve Earthquake Resisting Requirements -

This requires a structural analysis and report for acceptance by the Building Inspector. There are various ways that this requirement can be met but the one we have priced appears to be acceptable and as economical as any. It involves removal of some existing clay tile walls and replacing with reinforced block walls together with structural steel bracing.

2. Sprinkler System

The present system must be put back into commission and tested. Certain parts are missing and sections may have to be renewed. The system must be extended under the wood bleachers, otherwise we must expend greater funds to cover the underside of the bleachers with fireproof materials.

3. New Exits and Protect Means of Egress

The building is very deficient in this regard. New protected routes of egress, fire doors with panic hardware must be provided.

4. Changes to Seating Area

There are various ways that the requirements could be met and I have assumed a slightly different version of the Architects solution which I believe will be more economical. Egress stairs must be provided, certain bleacher boxes must be fixed in place, guard rails installed, stair handrails installed and/or lowered.

Cont'd

5. Washroom Facilities

The present facilities are totally inadequate to meet Health By-laws. The work involves a substantial number of new fixtures, breaking out the existing floor, installing plumbing, new slab, removal of existing walls and construction of new walls and providing mechanical ventilation.

6. Electrical

The present electric wiring installation, emergency and exit lighting and Fire Alarm systems do not meet By-law requirements and must be substantially upgraded and supplemented.' "

The City Manager submits the above report of the Director of Permits and Licenses for Council INFORMATION.

NOTE: The extract of the Report of the Joint Council Park Board Committee re Jericho dated May 24, 1977 is attached for the Information of Council.

Consideration of the Extract was deferred by Council on May 31, 1977 until after the Special Committee's public meeting on June 23, 1977.

FOR COUNCIL ACTION SEE PAGE(S) 208

A-1

MANAGER'S REPORT, JUNE 10, 1977 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Lease of Lane Adjacent to Amended Lot C of Lots 41 and 42, Block 55, D.L. 185, Plan 904 - Lane East of Denman Street North from Robson Street

The City Engineer reports as follows:

"There is a poor subdivision on the northeast corner of Denman Street and Robson Street. Three lots face Denman Street. The northerly two lots have a 10-foot lane at the rear. There is a fourth lot which has a frontage of 36 feet on Robson Street and a depth along the 10-foot lane of 66 feet. The 10-foot lane is approximately 7 feet below the sidewalk grade of Robson Street. There is a set of steps 4 feet in width leading down from Robson Street to the lane. The lane cannot be used for through vehicular traffic. In the small building on this site off Robson Street, there is a shoe repair shop, entrance to 2nd storey apartments and a barber shop. Off the 10-foot lane, there is an apartment, a small open space and a garage. The garage has been used for the repairing of Volkswagen and Mercedes automobiles for the past 7 years. The Board of Variance has recently granted this use be continued for a period of 2 years. The garage can accommodate 2 Volkswagens. Customers leave their cars in the 10-foot lane abutting the repair shop.

As there have been recent questions about the parking of one or two cars in the 10' lane allowance abutting his lot, the lessee of the garage property has requested we lease this area to him for a two-year period. He is prepared to renew the stairs and improve the appearance of the 10 feet at the Robson Street level.

I RECOMMEND that the 10-foot lane adjacent to amended Lot C of Lots 41 and 42, Block 55, D.L. 185, be closed, stopped up and leased to the lessee of the garage situated on said amended Lot C subject to the following conditions:

- (a) The term to be for 2 years.
- (b) The rental to be a nominal \$20.00 for the 2-year term.
- (c) The lessee to assume all liability for the steps and lease area.
- (d) Pedestrians to be permitted to pass through the lease area.
- (e) An agreement satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the Lane East of Nanaimo Street Between William Street and Charles Street, Adjacent to Lot B, Block 9, West ½ Section 22, T.H.S.L., Plan 10551

The City Engineer reports as follows:

"An application has been received from Canada Safeway Limited to close the westerly 8 feet of the lane east of Nanaimo Street between William Street and Charles Street and dedicate an 8-foot strip on the east side of the lane, thereby relocating the lane 8 feet east. The applicant wishes to carry out renovations and additions to their store located on the west side of this lane and require the additional 8-foot strip to allow their doors to exit onto a walkway rather than onto the travelled portion of the lane.

Cont'd.....

MANAGER'S REPORT, JUNE 10, 1977 (WORKS: A1 - 2)

Clause #2 continued:

I RECOMMEND that all that portion of lane shown outlined red on plan marginally numbered LF 8280 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The west 8 feet of Lots C and D, Block 9, West ½ Section 22, T.H.S.L., Plan 15726 to be dedicated for lane.
- (b) The portion of closed lane to be consolidated with abutting Lot B.
- (c) The applicant to pay for the relocation of any utilities or provide easements to contain them.
- (d) The new lane to be paved in a manner satisfactory to the City Engineer and at no cost to the City.
- (e) Any agreement to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Storm Sewer Required to Carry Sasamat Place Drainage

The City Engineer reports as follows:

"The City constructed Sasamat Place in approximately 1930. At that time the property to the west of this street (between Sasamat Place and Sasamat Street north of Fourth Avenue) was a deep ravine. The storm drainage from the catch basins at the north end of Sasamat Place was directed into this ravine. Since that time, much of the old ravine has been filled and the property owner is now developing it as a housing site. Consequently, the storm drainage discharging onto the site can no longer be tolerated. The owner of the affected property has agreed to grant the City an easement to permit us to construct a storm sewer across his property in order to carry the offending street drainage to the City sewer on Sasamat Street. The estimated cost of sewer construction is \$16,000.

I RECOMMEND that \$16,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneous Unallocated' so that the necessary sewer construction can be carried out as expeditiously as possible.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

4. Tender No. 39-77-1 Trucks

The Acting City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on May 9, 1977, and referred to the Acting City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account and the General Revenue Budget. Item 9 includes one truck for the Fire Department.

This tender called for prices on 15 different items. This report deals only with Item 5, 6, 8, 9, 13 and 14a. Two suppliers, Pacific GMC and Musgrove Ford, are being awarded these items, and the total purchase in each case exceeds \$100,000.

Cont'd.....

MANAGER'S REPORT, JUNE 10, 1977 (WORKS: A1 - 3)

Clause #4 continued:

Item 5 - Light Panel Truck

Seven bids were received.

Bid No. 1 - Dennison Chevrolet

This bid does not meet specifications.

Bid No. 2 - Pacific GMC Ltd.

We recommend acceptance of the low bid to meet specifications for 7 GMC Model TG11005 panel trucks from Pacific GMC Ltd. at a total cost of \$34,123.33 (\$4,867.83 each plus \$48.52 for one for optional windows) plus 7% Provincial Sales Tax.

Item 6 - Heavy Duty Panel

Six bids were received.

An optional price was requested for a panel truck with a freight box type body. Only one bidder offered this option, Bid No. 2, from Pacific GMC.

We recommend acceptance of the only bid to meet requirements for 3 GMC Model TG31305 panel complete with a freight box at a total cost of \$19,179.84 (\$5,427.88 each plus \$965.40 each for the freight box) plus 7% Provincial Sales Tax.

Item 8 - 10,000 GVW Cab and Chassis

Five bids were received.

We recommend acceptance of the low bid to meet specifications for 7 only GMC Model TC31003 cab and chassis at a total cost of \$36,604.26 (\$5,229.18 each) plus 7% Provincial Sales Tax,

Item 9 - 14,000 GVW Walk-in Vans

Three bids were received.

Bid No. 1 - Richport Ford

This bid does not meet specifications.

Bid No. 2 - Pacific GMC

We recommend acceptance of the low bid, Bid No. 2, to meet specifications for 7 only GMC Model TG31305 walk-in vans at a total cost of \$63,551.83 (\$8,435.69 each plus \$131.00 each for added 6-inch body height, \$265.00 each for 6 for screen partition, \$58.00 each for flat floor, \$102.00 each for 5 for added 2 feet body length plus \$1,079.00 for one (Fire Department) for V-8 engine, automatic transmission and power steering) plus 7% Provincial Sales Tax.

Item 13 - 32,000 GVW Conventional Cab

Six bids were received.

We recommend acceptance of the low bid, Bid No. 1, to meet specifications for 5 Ford LN800 cab and chassis from Musgrove Ford Sales at a total cost of \$65,597.50 (\$12,870.00 each plus \$249.50 each for optional air dryer) plus 7% Provincial Sales Tax.

Cont'd.....

MANAGER'S REPORT, JUNE 10, 1977 (WORKS: A1 - 4)

Clause #4 continued:

Item 14a - 32,000 GVW Tilt Cab

Six bids were received.

We recommend acceptance of the low bid, Bid No. 1, to meet specifications for 4 Ford C800 cab and chassis from Musgrove Ford at a total cost of \$55,843.00 (\$13,595.00 each plus \$249.50 each for air dryers and \$465.00 for two-speed rear axle for one unit) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendations of the Acting City Engineer, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 291

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Occupancy of Controlled Leasehold Condominium and Market Condominiums, Phase 1, Area 6, False Creek

The Development Consultant, Director of Finance and Director of Legal Services report as follows:

"The ground leases between the City and Creek Village Building Co-operative Association covering Lot 8, False Creek, and between the City and Frank Stanzl Construction Ltd. covering Lot 5 and 25, False Creek, provide for the subdivision of the lands into strata lots by the deposit of a leasehold strata plan in the Vancouver Land Registry Office. The deposit in the Vancouver Land Registry Office serves to convert the ground leases into individual leases.

These ground leases provide that prior to the deposit of the leasehold strata plans the lessees cannot sublet the premises without first receiving the consent in writing of the City. With respect to the Creek Village Building Co-operative Association, the ground lease describes income and family qualifications which must be met by prospective sub-lessees and purchasers, and the Co-operative Association has submitted a list satisfactory to the City.

The Creek Village Building Co-operative Association and Frank Stanzl Construction Ltd. are now in the final stages of preparation of their leasehold strata plans but deposit of such plans will not take place for some time yet.

Certain individuals who are purchasing strata lots in the Creek Village Building Co-operative Association's project were led to believe that they could have occupancy by the end of March and made arrangements to move. Davis & Co. solicitors for the Creek Village Building Co-operative Association have written to the City (copy on file with the Law Department) requesting authority from Council authorizing the Co-operative to sublet the dwelling units to the proposed purchasers immediately. In the circumstances occupation of the premises by such individuals has not been denied.

Russell and DuMoulin, solicitors for Frank Stanzl Construction Ltd. have written (copy on file with the Law Department) that the Company wishes to permit some of the purchasers of its strata lots to take possession now that its buildings are substantially completed. Such possession is requested at an early date.

There is one more condominium development with a similar clause in the ground lease - Lot 7 - but it is anticipated that the leasehold strata plan will be deposited in the Vancouver Land Registry office well in advance of occupancy.

Recommendations

It is recommended that:

- A. Consent be given to Creek Village Building Co-operative Association to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of its leasehold strata plan provided that such persons have the income and family qualifications required by the ground lease between the City and the Association covering Lot 8, False Creek.

Manager's Report, June 10, 1977 (BUILDING: A4 - 2)

Clause 1 Cont'd

- B. Consent be given to Frank Stanzl Construction Ltd. to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of the leasehold strata plan required by the ground lease between the City and the Company covering Lot 5 and 25, False Creek."

The City Manager RECOMMENDS approval of the above recommendations.

INFORMATION AND RECOMMENDATION:

2. Shaughnessy, Gladstone and Elliott Street End Parks

The City Engineer reports as follows:

"When dealing with a Manager's Report dated May 6, 1977, with respect to development of street ends adjacent to the Fraser River, Council requested the City Engineer to report back on certain aspects of the development at Gladstone Street. Specifically, there was some concern expressed by members of Council about certain statements contained in correspondence from the North Fraser Harbour Commission, namely that:

'The Commissioners ... expressed concern over the hazards to life and limbs that will most certainly exist at the Gladstone Street End viewing platform'

In approving development of street end areas and related structures last year, Council was aware that they were introducing recreational opportunities in areas of essentially industrial activity. The report of the Director of Planning stated that:

'Traditionally, Vancouver has not viewed the Fraser River as a recreational resource, and consequently the development of this type of recreational amenity (particularly east of Angus Drive) has been largely restricted by the industrial development and the availability of suitable sites.'

Construction of the viewing platform in conjunction with development of the Gladstone Street End adjacent to water-based industrial activities must naturally recognize related hazards. Although the viewing platform is located within the harbour headline and, therefore, outside the navigable channel, there are nevertheless considerable industrial activities immediately adjacent to the street end such as movement of log booms and barges and ingress and egress of marine traffic from docking facilities. In order to protect against potential hazards related to these activities, we have incorporated the following provisions after discussion with the N.F.H.C. and the Law Department:

1. The viewing platform is now located closer to shore than neighbouring structures to the West. This effectively seals off the approach route from the West and provides greater clearance from traffic manoeuvring in the river;
2. The platform design is sturdier than before and thus able to withstand greater impact;
3. We are to install three sets of steel piles, (dolphins), in the river around the platform. These dolphins will deflect log-booms and other river traffic approaching the platform area;
4. We will install large signs prohibiting any mooring of vessels of any kind to the structure;
5. We will install a 3'6" high steel chain-link fence around the outside of the whole platform area to prevent anyone from accidentally falling into the river and to discourage people from climbing on the outside faces of the platform.

Cont'd . . .

Manager's Report, June 10, 1977 (BUILDING: A4 - 3)

Clause 2 Cont'd

As a further measure of protection to the public, the conditional approval granted by the N.F.H.C. stipulated that "an approved type of lifesaving ring or other similar apparatus" be installed and maintained on the viewing platform. It is my opinion as well as that of the Director of Legal Services that this condition is both onerous and impractical and cannot reasonably be complied with by the City. It is anticipated that the lifesaving ring would be continually removed by vandals and would be virtually impossible (and very expensive) to maintain. Since the City is accepting liability in respect of the viewing platform in any case, it would seem reasonable to inform the N.F.H.C. that the City cannot comply with the condition regarding installation and maintenance of the lifesaving apparatus.

It is therefore RECOMMENDED that since it will not be possible for the City to maintain an approved lifesaving apparatus on the Gladstone Street viewing platform, the North Fraser Harbour Commission be advised that the City cannot comply with the condition regarding installation and maintenance of an approved lifesaving ring."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved and submits the matter of the safety and precautionary measures being incorporated in the design of the Gladstone Street End Park for Council's INFORMATION.

CONSIDERATION AND RECOMMENDATION:

3. Maintenance of False Creek Waterfront Structures

The City Engineer reports as follows:

"A public pedestrian viewing platform was built on the waterfront at the foot of Alder Street as part of the Winter Capital Works Program. This structure is built on piles and is constructed of pressure treated timbers and is a part of the waterfront walkway.

During a recent wind storm a large boat, whose identity is unknown, anchored in the Bay adjacent to this platform (Alder Bay) and evidently broke loose from the mooring and smashed some of the pilings which were supporting this structure. The damage is estimated to be approximately \$10,000 to repair. The structure has been barricaded off in the meantime, until repairs can be made and an effort is being made to trace the boat which did the damage.

There are two concerns, one is the amount of money which is not available in the engineering budget and a recommendation is being made in this report.

The other concern is that there are up to 14 boats moored in this Bay, which is a part of the Phase II City owned lands and no permission has been given for mooring here.

Some of the boats had lines tied to the remaining piles. These lines were under heavy tension and in time would have pulled the balance of the structure down. By Notices to the boat owners and with City Forces the lines have been removed and stern anchors have been placed so that the piles are no longer threatened. There is a very strong possibility, however, that one or more of these boats could come adrift and repeat the damage which has occurred.

The purpose of this report, therefore, is to obtain Council's guidance on whether these boats should remain moored in this area. The Director of Planning and the Development Consultant are not in favor of boats being moored in this area. Also, several of these boats are being used as living quarters and the Medical Health Officer agrees that this type of boat should not be moored in this area.

In contacts with the boat owners, their reason for being here is the lack of moorage for these kinds of boats (up to 45 feet long and several Trimirans). Also they find that the moorage rates being charged in other locations in False Creek are expensive and they are not paying any fees on this location.

Because of the hazard which they are presenting to the structure the boats have been ordered to be moved out. Several of the boat owners, however, have requested that they be allowed to stay and this request is presented for Council's CONSIDERATION.

Manager's Report, June 10, 1977 (BUILDING: A4 - 4)

Clause 3 Cont'd

Should Council deem it advisable to let the non-liveaboard boats remain, then safe, temporary moorings should be installed and the costs of installation, liability and maintenance should be recovered from the boat owners. A charge of \$40 per month is deemed appropriate by the Supervisor of Properties and Insurance on a month to month basis. The Development Consultant does not agree with this proposal because of the plan for use of the bay in Phase II.

Should Council confirm that the City Engineer should have the boats evacuate this area, it may be necessary to tow the boats to a location where moorage is available and recover the costs from the boat owners.

I RECOMMEND that repairs be made at an estimated cost of \$10,000, to be appropriated from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved and submits the matter of the continued use of this area by boats for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 292

Manager's Report, June 10, 1977 (CLAIMS: A-5 - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. 4678 Main Street - Hakim Gill Enterprises Ltd.

The Director of Permits and Licenses reports as follows:

"As a result of an advertisement in the May 20, 1977 edition of the Vancouver Sun, the City License Inspector telephoned Mr. Gill of Gill's Furniture Appliances Ltd. at the above address to determine if the shop was to remain open for business on Victoria Day, May 23, 1977. Mr. Gill was advised that it was contrary to the City Charter to remain open for business on this statutory holiday. On May 23, 1977, the District License Inspector inspected the premises and reported that it was open for business for the retail sale of furniture and electrical appliances. In a conversation between Mr. Gill and the Inspector, Mr. Gill admitted that he was open for business and was aware that he was violating the provisions of the Vancouver City Charter.

The records show that charges were laid against Mr. Gill at the same address for being open for business on December 26, 1975, and that Mr. Gill pleaded guilty and was fined \$35.00.

The normal procedure for this department would be to again lay charges and put the matter before the courts, but as the last court case involving charges under Section 279A(7) of the Vancouver City Charter found that the wording in the Charter is defective, the matter cannot proceed to the courts.

In view of Mr. Hakim Gill's total disregard for the provisions of Section 279A(7) of the Vancouver City Charter, I RECOMMEND that he be requested to appear before Council to show cause why the Business License issued to Hakim Gill Enterprises Limited should not be suspended."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION: SEE PAGE(S) 292

MANAGER'S REPORT, June 10, 1977 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Italian Market - Street Closure
Commercial Drive, Napier to 3rd Avenue

The Acting City Engineer reports as follows:

"In a letter dated March 29, 1977, Ms. Anna Terrana of the Italian Market Planning Committee, requests that Commercial Drive between Napier Street and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, be closed to vehicular traffic from 10:00 a.m. to 12:00 midnight on Sunday, June 26, 1977. The purpose of the closure is to provide an area for the Italian Market which will have outdoor cafes, taverns, display stalls, folk dancing and musical entertainment.

Transit service will be affected by the street closure, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for this event.

Temporary signing and barricading will be required as well as extra street cleaning. The estimated costs are as follows:

1) Temporary signing and barricading	\$ 850
2) Sanitation Department services	<u>\$ 250</u>
TOTAL	\$1100

Should Council approve the applicant's request to close to vehicular traffic Commercial Drive between Napier Street and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, on Sunday, June 26, 1977 between 10:00 a.m. and 12:00 midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. That any food concessions be approved by the City Health Department.
3. That all relevant licences be obtained by the applicant prior to the events.
4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the Acting City Engineer.
5. That unrestricted access be provided for emergency vehicles.
6. Any electrical fittings on the street be approved by the Acting City Engineer.
7. Costs of temporary traffic controls be borne by the applicant.
8. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.
9. That all structures, etc. be dismantled and removed from the street immediately following the event.

Continued

MANAGER'S REPORT, June 10, 1977 (FIRE: A-6 - 2)

Clause No. 1 Continued

In connection with items (7) and (8), the applicant requests a grant to cover the costs of temporary signing and barricading, as well as extra street cleaning.

The Acting City Engineer submits for Council's CONSIDERATION the request of the Italian Market Planning Committee for a grant to defray costs of signing and street cleaning at an estimated cost of \$1100. The Comptroller of Budgets advises that, if approved, the source of funds will be Contingency Reserve."

The City Manager submits the above report of the Acting City Engineer for Council's CONSIDERATION and, if approved, suggests the resolution be worded as a grant of up to \$1100.

FOR COUNCIL ACTION SEE PAGE(S) 292

Manager's Report, June 10, 1977 (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre, The Orpheum and The Queen Elizabeth Playhouse - September 1, 1977 to August 31, 1978

The Theatre Manager reports as follows:

"Submitted herewith for approval is the revised Schedule of Rental Rates for The Queen Elizabeth Theatre, The Orpheum and The Queen Elizabeth Playhouse to have effect from September 1, 1977 to August 31, 1978.

The attached schedule sets out the new rates which represents an increase of approximately 10% in the Class I and II rates.

Class III has been deleted from the schedule as it stopped all rental revenue in this category. Now that we have extra rentable time we must offer incentives to maintain a high level of use.

In Clause 2 the hourly rate for the use of stage for time additional to the allowed 5 hours is increased to:

The Queen Elizabeth Theatre or The Orpheum	\$50)	
		or minimum stage crew wages
The Queen Elizabeth Playhouse	\$30)	

In Clause 8 the charge for after-theatre receptions in the foyers, lobbies and/or Recital Hall and Green Room after midnight is increased to \$50.00 per hour or part thereof.

In Clause 9 the charge when foyers, lobbies and balconies are used for commercial exhibits is increased as follows:

The Queen Elizabeth Theatre or The Orpheum	\$150 per day
The Queen Elizabeth Playhouse	\$ 50 per day

Seating Capacities - The seating capacity of The Orpheum has been changed to read:

The Orpheum -- 2,788 (plus 4 chair spaces for handicapped)."

The Vancouver Civic Theatres Board approved the new schedule at its meeting on April 1, 1977.

Comments of the Director of Finance

a) Rent - Percentage of Gross Revenues

Earlier this year, the issue was raised in Committee on the possibility of charging users as rent a percentage of their gross revenues. The Director of Finance requested comments from the Theatre Manager on this subject and he replied as follows:

"The possibility of charging a percentage of gross has been discussed over the years by The Vancouver Civic Theatres Board and the Manager of Civic Theatres.

While this would seem to be a means of raising extra revenue, it sometimes turns out to achieve the opposite result.

Cont'd . . .

Clause #1 continued:

Some years ago we initiated Class III -- Closed-Circuit Television Presentations -- 10% of gross ticket sales subject to minimums being the Class I rates. In 1976 we raised the percentage to 15%.
 Since we put in the percentage rental figure we have had few bookings for closed-circuit shows.

Belafonte, Liberace, Mouskouri, and other such top headliners refuse to appear in Theatres housing, say, 3,000 people if you charge a percentage. They will pay on a percentage basis for a single performance in a Coliseum holding 15,000 as the gross is so high for one night. They have to play five nights to find an equivalent audience with five times the cost of presentation.
 It is strongly recommended that we do not adopt a percentage formula. We are not dealing with the performer but with the local agent who will go broke if you squeeze him too hard.
 Equivalent facilities in Portland, Seattle, Edmonton and Calgary have rentals approximately 2/3 of our schedule. We are already the highest in the continent."

b) Financial Information

The following is a summary of the financial history of the theatres:

	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977 (Budget)</u>
Revenues	\$ 545,206	\$ 592,629	\$ 738,346	\$ 842,500
Operating Costs	723,238	866,521	924,037	1,348,755
Operating Deficit	\$ 178,032	\$ 273,892	\$ 185,691	\$ 506,255

The operating costs are exclusive of major capital repairs (i.e. 1977 - lighting console and stage floor - \$185,000) or any allowance for the original costs of the buildings. For 1977, the operating deficit for the Orpheum (rentals less direct costs exclusive of overhead) is forecasted to be approximately \$140,000 of the total deficit of \$506,255.
 The proposed rental increases are already anticipated in the projected rentals for 1977 and account for \$22,000 of the total.
 It will be noted that both the Q.E. Theatre and Playhouse will be closed for a period of one month during 1977 to facilitate the installation of the stage floor and lighting console. This has resulted in a drop in revenues and direct cost estimates, although these are not significant due to those periods being "quiet" periods of operation.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates as attached, to have effect from September 1, 1977 to August 31, 1978.
 The City Manager RECOMMENDS that the recommendations of the Theatre Manager be approved.

CONSIDERATION

- 2. Legal Expenses - Police Constables
44 P. Bouchard and 288 S. McLauchlan

The Director of Legal Services reports as follows:

"The following resolution has been received from the Secretary to the Vancouver Police Board:
 'The Vancouver Policemen's Union submitted for the consideration of the Board an account received from Guild, Yule and Company in the amount of \$250.00 for services rendered in

Manager's Report, June 10, 1977 (FINANCE: A-7 - 3)

Clause #2 continued:

acting for Police Constables 44 P. Bouchard and 288 S. McLauchlan in the civil action commenced by Mrs. L. LaBoucane concerning the fingerprinting of juvenile Michael LaBoucane. The action was subsequently discontinued.

Moved:

"THAT the account of Guild, Yule and Company in the amount of \$250.00 for professional services rendered in acting for Police Constables 44 P. Bouchard and 288 S. McLauchlan in the civil action commenced by Mrs. L. LaBoucane be forwarded to City Council with a recommendation that it be approved for payment by the City."

Carried.'

This action was brought against these officers challenging their right to fingerprint juveniles. In doing so, the officers were following a policy directive issued by the Attorney-General's office and adopted by our Police Department. In another case entirely, a Provincial Court judge held that fingerprint evidence of juveniles was inadmissible. This indirectly challenged the validity of the practice, and hence more or less answered the question raised in the civil suit, and the action was discontinued. The bill rendered is reasonable.

The request of the Police Board is submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

RECOMMENDATION

3. Shannon Daycare Centre

The Director of Social Planning and the Director of Legal Services report as follows:

"A feature of the negotiations for the acquisition of the 99-year daycare lease in the Bordignon Building was a commitment to the landlord that 8 of the daycare places would be at the disposal of the tenants of the building. This commitment to the landlord has not yet been formally approved by Council. However, in the sublease between the City and the Shannon Daycare Centre Society the Daycare Society has agreed to place 8 of the 32 spaces at the disposal of the landlord.

The landlord is in fact two companies, Hudson-Marine Holdings Ltd. and Big Spring Properties Ltd. Hudson-Marine has now signed the 99-year lease with the City and a separate agreement whereby the City has agreed that 8 daycare spaces would be at the landlord's disposal. These documents are now with the lawyer for Big Spring and should be signed very shortly and then the lease can be registered.

It is recommended that the City contract with the landlord to place 8 daycare spaces at its disposal."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Social Planning and the Director of Legal Services be approved.

Cont'd . . .

4. Queen Elizabeth Theatre Boiler Repairs

 The Director of Permits and Licenses reports as follows:

 "The heating plant at the Queen Elizabeth Theatre consists of three hot water boilers. In the latter part of 1976 the Provincial Boiler Inspector carried out an inspection of the heating plant, and active corrosion and pitting of the boiler tubes was visible. Funds were subsequently requested and approved in the 1977 Budget to acid clean two boilers in order to retard the growth of this corrosion. It was also intended to isolate the third boiler, as it had not been used for several years and much of the automatic firing equipment had already been reused on the other two boilers.

 In January of this year the Construction and Maintenance Division became responsible for all building and mechanical maintenance in Civic Theatres. We have suffered erratic performance from the heating equipment and in fact had to replace one leaking boiler tube. Our Stationary Engineers and the Boiler Inspector have now carried out a thorough inspection of the heating plant and the corrosion in the tubes has been found to be so extensive that the tubes in both boilers that are to remain in operation must be replaced. One boiler has deteriorated to such a point that it cannot be placed back into operation and it is unlikely that the second boiler can last through another heating season. We believe that we have determined the operational problems that have caused the deterioration of the boiler and corrective action has been carried out.

 The cost of retubing the two boilers is estimated at approximately \$10,000. The acid cleaning, for which funds were approved, is now pointless and these funds could be used for the retubing. The budget for this work is therefore:

Retubing of two boilers -	\$10,000
Funds available, transferred	
from acid cleaning work -	<u>3,400</u>
Additional funds required	\$ 6,600

 The Director of Finance reports that if Council approves the recommendation of this report the funds would be provided from Contingency Reserve.

 It is recommended that:

 Council approve the retubing of two boilers at the Queen Elizabeth Theatre at an estimated cost of \$10,000, the additional required funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

5. Tender Awards

 The Purchasing Agent reports as follows:

 "In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- Road Marking Paint
- Lawn Tractor
- Portland Cement
- Triple Reel Riding Mowers (2)
- Supply & Delivery of Meters for Waterworks Service
- Fire Dept. Work Jackets
- Supply of Electric Carts (6)
- Policemen's & Firemen's Caps
- Police Dept. All Weather Coats
- Portable Sound Level Measuring Equipment
- Supply of Automotive Oil, Air & Fuel Filters for 2 years

 Copies of the details of these Tender Awards are attached. "

 The City Manager submits the foregoing report for Council's INFORMATION.

Manager's Report, June 10, 1977 (FINANCE: A-7 - 5)

RECOMMENDATION

6. Ground Lease Dated as of July 1, 1976, Between City of Vancouver and Frank Stanzl Construction Ltd. - Lot 39, False Creek, Plan 16789 (Formerly Lot 5, False Creek, Plan 16003)

The Director of Legal Services reports as follows:

On 24 August, 1976, Council authorized the above-mentioned Ground Lease which provides that upon completion of construction of a combined residential/commercial development the lessee shall create two air space parcels (one for residential purposes and the other for commercial purposes), surrender the Ground Lease and enter into separate Ground Leases covering the two air space parcels.

The construction of the combined residential/commercial complex is near completion. By letter dated 7 June, 1977, the solicitor for Frank Stanzl Construction Ltd. advises that it is advantageous to further divide the residential part into two smaller air space parcels - essentially a division of the two towers (being constructed on the leased premises) into volumetric parcels, except that the northeasterly tower will have the underground garage connected to it and will form a part thereof. This division is desirable, in the opinion of the solicitor for the Company, in order to have each tower managed by separate strata corporations. There appears to be no disadvantage to the City in consenting to this further subdivision.

It is recommended that the request of Frank Stanzl Construction Ltd. to divide the aforesaid leased premises into three air space parcels (two parcels for residential purposes and one parcel for commercial purposes) be granted.

It is further recommended that following registration of the subdivision plan and completion of construction the City enter into separate ground leases with Frank Stanzl Construction in respect of each of the air space parcels on the terms and conditions contained in the initial ground lease except where changes are appropriate by reason of the further subdivision; the leases to be satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the above recommendations of the Director of Legal Services be approved.

7. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On December 9th, 1975, City Council approved the City Manager's report on the above subject which included in part the following two recommendations:

- 1) The relocation of the Accounting and Budgets Divisions of the Finance Department to the ground floor of the Main Building at an estimated cost of \$47,500.
- 5) The City Manager to report back to Council as agreement is reached on the requirements of various other Departments together with the cost involved in necessary alterations or relocations.

The relocation of the Accounting and Budgets Divisions was completed in June of 1976 which released approximately 3,630 sq. ft. of floor space on the second floor of the Main Building.

Cont'd . . .

Clause #7 continued:

From a space requirement study it was determined that of all the departments in the Main Building the one with the most pressing needs for additional space was the Engineering Department. Other departments with pressing needs for space are accommodated in the East Wing and it is felt inappropriate to consider allocations for them in the Main Building.

The requirements for additional space in the Engineering Department are a combination of small areas throughout the Department totalling approximately 3,250 sq. ft. In a joint study both the City Engineer and City Architect conclude that the best action was to move the entire Electrical Division to the second floor thereby releasing the eighth and ninth floors for expansion purposes of the remainder of the Engineering Department.

The major considerations leading to this conclusion are:

- a) The size and requirements of the Electrical Division best fit the space available on the second floor.
- b) The Electrical Division will be integrated onto one floor instead of two as at present.
- c) The space available provides the small additional area requirement needed for the Electrical Division.
- d) The vacated space on the eighth and ninth floors is the most economical means of providing for the requirements of the other Engineering Divisions and also allows for minor further expansion possibilities.

Still not finalized is the rearrangement of the Engineering Department staff who will occupy the fourth to eleventh floor and the relocation of the Champlain Heights staff who now occupy a small part of the second floor. These matters will be reported on in a later report to Council when more accurate costs for the relocation have been established.

A sketch plan of subdivision of the second floor has been prepared and agreed by the City Engineer but in order to tender the cost of this and associated moves it will be necessary to prepare working drawings and specifications. The greatest proportion of the necessary work is in erecting demountable partitions and in electrical and ventilation alterations, and in co-ordinating the moving and re-arrangement of furniture and equipment. The City Architect considers the more appropriate and economical method of achieving these moves is with the use of City staff and the direct employment of sub-trades who are familiar with the existing installations. The Assistant City Engineer - Electrical concurs with this approach and agrees that his Division can handle the electrical design changes required. The Construction and Maintenance Division will require drafting and consulting assistance at a cost of approximately \$3,000.

The rough estimate for the work is as follows:

Alterations on second floor for Electrical Division	\$30,000
Relocation of Meter Checkers, Champlain Heights staff and associated re-arrangement on 7th and 8th floors	7,000
Drafting Help and consulting assistance	<u>3,000</u>
	<u>\$40,000</u>

The Director of Finance advises that funds are available from unexpended allocations previously approved for City Hall Renovations and Space Needs as follows:

1) City Hall and Annex Alterations unappropriated	\$32,000
2) Space Needs - City Hall - unappropriated	<u>8,000</u>
	<u>\$40,000</u>

Clause #7 continued:

It is RECOMMENDED that:

The City Architect be authorized to prepare working drawings and obtain tender to relocate the Electrical Division of the Engineering Department to the second floor at an estimated cost of \$40,000. Funds to be provided as detailed by the Director of Finance in this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

8. 1977 Budget - False Creek Development Group

The Development Consultant reports as follows:

On November 23, 1976 Vancouver City Council approved an amount of \$371,000.00 for the False Creek Development Group expenses for 1977-78 and an amount of \$188,000.00 for Consultant Fees for 1977-78, both of which are part of the False Creek capital budget.

The following is our proposed budget for 1977 Development Group Expenses and Consultant Fees. These have been duly discussed and reviewed by the City Manager and the Comptroller of Budgets and Research.

SALARIES AND BENEFITS

Development Consultant

Retainer-Project Director	\$52,392
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Salaries

Project Co-ordinator	25,292
Planning Assistant IV (12 mo @ \$1481	17,772
Clerk Steno III (12 mo @ \$837)	10,044

Salaries-Overtime

It is anticipated that the staff will be required to work a significant amount of overtime, with little possibility to take compensatory time.	3,000
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Fringe Benefits

12% of salaries excluding the Development Consultant.	6,373
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Auto Allowance

For auto trips between the Development office, City Hall and around the City.	700
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Travel Allowance

For trips to obtain information and maintain liaison with Government officials and significant developments in North America. Approximately four trips to places such as San Francisco, Baltimore, Ottawa, ten to twelve trips to Victoria. Requests for each trip other than Victoria will be submitted according to normal procedures to the City Manager for approval.	1,500
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Manager's Report, June 10, 1977 (FINANCE: A-7 - 8)

Clause #8 continued:

Expense Allowance

Project Director 500

OFFICE OPERATION AND MAINTENANCE

Rental

805 West Broadway
12 mo @ \$823 9,880
4 parking spaces
@ \$35 1,680
Utilities, light, heat, \$ 11,560
janitor services, supplies included.

Telephone

12 mo @ \$130 1,560
Long Distance 500
2,060

Office supplies 1,500

Printing and Copying

Newsletter (approximately eight
publications - 2000 copies, graphics,
layout time, material preparation) 10,000

Miscellaneous 1,000

Advertisements

Regarding vacancies, sponsors,
proposal calls, etc. 800

Contract Personnel Services

Clerical overload, drafting services
and research assistance. 4,000
\$148,493

CONSULTANT SERVICES

1. Architectural and Developer
Co-ordination - Phase 1. \$ 15,000

Thompson, Berwick, Pratt and Partners and
Frank Stanzl Construction Ltd. Re: Co-
ordination of remaining developments-par-
king structure, restaurant, streets and
pedestrian streets, and park.

The procedure started in 1975 is designed
to ensure that the design concept is
followed.

It is anticipated that the remaining develop-
ments in Phase One referred to above will be
completed by the summer of 1977.

2. Architectural and Developer
Co-ordination - Phase 2. 134,000

Downs Archambault/Davidson Johnston and
Frank Stanzl Construction Ltd. Re: Pub-
lic Hearing and meetings, design co-ordi-

Cont'd . . .

Clause #8 continued:

nation of streets and public open space,
design co-ordination of all housing units,
commercial and community space, and cons-
truction cost estimating and construction
advice.

3. Construction Co-ordinator	26,072
To co-ordinate projects and to ensure that the City's objectives are being met.	
	<u><u>\$175,072</u></u>

Recommendation

It is recommended that:

The 1977 budget for False Creek Development Group expenses in the
amount of \$148,493.00 and Consultants Fees in the amount of
\$175,072 be approved.

The City Manager RECOMMENDS that the foregoing recommendation
of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 293-294

A-9

MANAGER'S REPORT, JUNE 10, 1977 (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Portion of 55th Avenue
Between Carnarvon and MacDonald Streets

The Supervisor of Properties reports as follows:

"The Southlands Riding and Polo Club Limited have leased a portion of 55th Avenue, between Carnarvon and MacDonald Streets for the past ten years at \$60.00 per annum. The lease has expired and the club has requested a renewal.

The City Engineer in a letter dated November 3, 1976, has advised that he has no objection to a renewal subject to the same terms and conditions as the existing agreement. Southlands Riding and Polo Club Limited have agreed to a renewal for a further five year term at a rent of \$180.00 per annum.

Recommended that the lease of a portion of 55th Avenue between Carnarvon and MacDonald Streets be renewed for a further five year period subject to the same terms and conditions, to the satisfaction of the Director of Legal Services, at a rental of \$180 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Increase for Footbridge
North End of Nanaimo Street on
National Harbours Board Land

The Supervisor of Properties reports as follows:

"The City of Vancouver leases an area of 955 square feet from the National Harbours Board for the northerly footing and stairs of the Nanaimo Street footbridge over the CPR tracks. The lease is on a year to year basis at an annual rental of \$150.00 with a rental review every 3 years. In keeping with National Harbours Board policy, reviewing the rent every 3 years, the City of Vancouver has been notified that effective May 1, 1977 the rental on the above lease will be increased to \$175.00 per annum, and has forwarded 3 copies of the Memorandum Agreement to be executed by the City's signing authorities.

The City Engineer concurs with the increased rental advising that funds are available for this purpose in account 8021/1850.

It is recommended that the Mayor and City Clerk be authorized to execute the National Harbours Board Memorandum Agreement approving the increased rental of \$175.00 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT, JUNE 10, 1977 (PROPERTIES: A9-2)

3. Establishing a Strip of City-Owned Property
for Lane Purposes

The Supervisor of Properties reports as follows:

"Lot 12, Block 5, West $\frac{1}{2}$ Section 26 T.H.S.L., Plan 2588 situated on the South side of William Street, West of Cassiar was acquired by tax sale in 1941 and has been reserved from sale with others in that area to resolve drainage problems. We are now placing these lots on the market, however, the City Engineer requires the South $2\frac{1}{2}$ feet of Lot 12 for lane purposes to bring the lane up to current standards.

It is therefore recommended that the South $2\frac{1}{2}$ feet of Lot 12, Block 5, West $\frac{1}{2}$ Section 26 T.H.S.L., Plan 2588 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. 312 Campbell Avenue - Proposed Exchange/Sale

The Supervisor of Properties reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, acquired and cleared certain lands under Urban Renewal Project 2, Area A-5. The objectives of this Project included consolidation of the lands into sites of not less than 50 feet frontage (where possible), followed by sale and redevelopment for industrial use in accordance with the zoning.

The acquisition program included Lots 1 and 2, Block 62, D.L. 181 situated at the Southeast corner of Cordova Street and Campbell Avenue, having total dimensions of 50 feet X 122 feet. This property was (and still is) used for industrial purposes but is improved with an old dwelling converted to office and storage. In 1965, during the acquisition program, the owner made a proposal in which he offered to acquire the adjoining lots 3 and 4 from the Partnership and redevelop the 100 feet site in keeping with the objectives of the Project. This owner's holdings include Lot 15, Block 61, D.L. 181, which was also included in the acquisition program and he proposed to exchange Lot 15 for one of the Partnership lots and to pay market value for the additional lot.

This proposal was agreed to in principle by the Partners but was of necessity deferred pending expiry of the existing lease which encumbered Lots 3 and 4. The said lease expired in 1975 but for various technical reasons the proposed exchange/sale was delayed.

Central Mortgage and Housing Corporation and the Province have now given approval to the proposed exchange/sale to Mr. Harry Harris on the following basis:

1. Lot 3, Block 62, D.L. 181 to be transferred to Mr. Harris in exchange for Lot 15, Block 61, D.L. 181.

MANAGER'S REPORT, JUNE 2, 1977 (PROPERTIES: A9-3)

Clause #4 continued:

2. Lot 4, Block 62, D.L. 181 to be sold to Mr. Harris for the market price of \$36,600.00.
3. Lot 15, Block 61, D.L. 181 to be offered for sale to the adjoining property owners.

Mr. Harris has signified his agreement with the foregoing and the Director of Planning has endorsed the proposal.

It is therefore recommended that the Supervisor of Properties be authorized:

- (a) to acquire Lot 15, Block 61, D.L. 181 from Mr. Harris in exchange for Lot 3, Block 62, D.L. 181 on the basis of equal value.
- (b) to sell Lot 4, Block 62, D.L. 181 to Mr. H. Harris for the sum of \$36,600.00, cash.

subject to the following conditions:

- (i) Lots 1 to 4, Block 62, D.L. 181 to be consolidated into one parcel.
- (ii) Development to be commenced within 18 months and completed within 36 months of date of sale."
- (iii) The City to prepare the subdivision plan and the deeds of land; any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchasers.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 294

B

MANAGER'S REPORT

May 2, 1977

TO: Vancouver City Council

SUBJECT: Installation of Microphones in Council
Chamber for Use of Media

CLASSIFICATION: CONSIDERATION

The City Engineer and the City Clerk report as follows:

"At the regular meeting of Council on January 18, 1977, a request was received that a more efficient arrangement of wiring and microphones for the Council Chambers should be considered.

At present, two separate portable microphone systems are set up for each Council meeting, one for the City Clerk and one for the Media. In addition to being unsightly, the cables which are run on the surface of the carpet constitute a hazard.

A single system with concealed wiring is proposed which can be used by both the City Clerk's Office and the Media for recording Council meetings. Microphones would be located (concealed when possible) to cover the Aldermen, City Manager, Director of Legal Services and City Clerk. The Mayor's and delegation's microphones would be tapped from the existing public address system. Because of the problems of 'feedback', the new microphones would not be fed into the existing public address system. Outlets for the recorders would be provided at the Media desks and at the City Clerk's recorder position.

The recording microphones will be turned on by the City Clerk only during the actual Council session; however, it must be noted that the microphones will be sensitive to the Aldermen's voices should they be either sitting or standing and will, therefore, also pick up private conversations between adjacent Aldermen.

The estimated cost of the work is \$8,600. The Director of Finance states that funds for this work would be available from the Contingency Reserve.

We submit for Council's CONSIDERATION that a combined microphone system be installed in the Council Chambers to meet the recording needs of the City Clerk and the Media and that \$8,600 for this work be provided from the Contingency Reserve Fund."

The City Manager submits the above report of the City Engineer and City Clerk for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 294

C 322

MANAGER'S REPORT

June 8, 1977

TO: Vancouver City Council

SUBJECT: Tenders - Champlain Heights, Enclaves 2, 3 and 16

CLASSIFICATION: CONSIDERATION

The Project Manager and the Director of Finance report as follows:

SUMMARY OF BIDS

May 30th, 1977 tenders closed for the three market enclaves in Phase I of Champlain Heights. The bids received were as follows:

Enclave 2

<u>Amount</u>	<u>Lease Term</u>	<u>Company</u>	<u>Comments</u>
\$1,410,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal

Enclave 3

\$ 430,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal
\$ 431,000	99 year, strata development	United Properties	Leasehold condominium

Enclave 16

\$ 678,000	99 year, strata and rental development	Imperial Ventures	
\$1,245,000	99 year, strata development	Community Builders	Leasehold condominium
\$1,350,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal

While good interest was shown in the initial stages of the tender, fewer bids were received than expected. Thirty-two tender packages were requested; twenty-five of which were to 'bonafide' developers. Following the close of tenders, the Project Manager contacted several firms in order to determine the reasons for the relatively poor response. In all cases, the primary concern was with respect to the land lease policy. A secondary concern was the present soft market. These two factors combined to make it very difficult for a developer to estimate an appropriate lease value or to predict the marketability of the final product.

REVIEW OF UTAH EQUITABLE PLAN'S BID

The bids have been reviewed by the Project Manager and staff from the Finance Department. It is recommended that the bids from The Utah Equitable Plan Ltd. on Enclaves 2 and 16 be rejected for the following reasons:

1. The bids were made subject to C.M.H.C. approval of insured financing. The principals have indicated that they intend developing these sites under the Assisted Rental Program. Discussions have taken place with C.M.H.C. officials and they have indicated that the amount bid for the land rules out the possibility of an A.R.P. development.

2. The principals involved are not prepared to drop the subject clauses and let their offer stand.
3. A search through the registrar of companies indicates that The Utah Equitable Plan Ltd. is a company not in good standing. The last annual report was filed in August 1975.
4. Dunn and Bradstreet and the Credit Bureau have been unable to provide any background information on either Mr. Goldfeder or The Utah Equitable Plan Ltd.
5. Both Mr. Goldfeder and The Utah Equitable Plan Ltd. were asked to provide a written summary of their experience in this area - to date, nothing has been received.

REVIEW OF COMMUNITY BUILDERS' BID

The bid for Enclave 16 from Community Builders contains a subject clause regarding phasing of the development and issuance of a development permit within one hundred and twenty (120) days. This subject clause has been discussed with both Law and Planning. Whereas the Director of Planning cannot guarantee approval of a development permit, he can guarantee the processing of a bonafide development permit application within the period of time indicated.

MARKET CONSULTANTS' REPORTS

The bids have been reviewed by Grover Elliott/Real Estate Appraisers who have advised that in their opinion both the bid from United Properties on Enclave 3 and the bid from Community Builders on Enclave 16 are too low. In their opinion, the Community Builders bid is closer to an acceptable amount. However, it is still about seventeen per cent less than their appraised value for leasehold land. Their recommendation is to accept neither bid and defer marketing of these lands until the residential market improves.

The bids were also reviewed by Western Realesearch Corporation Limited who concur with the opinion that the bid from United Properties for Enclave 3 is too low. Western Realesearch recommends negotiation on this bid. Western Realesearch is of the opinion that the bid from Community Builders for Enclave 16 is reasonable in light of today's market and the City's lease policy and therefore, should be given careful consideration.

THE DIRECTOR OF FINANCE COMMENTS AS FOLLOWS:

The bid by Community Builders on Enclave 16 is thirty-one per cent below past appraisals of the market value of the land if sold, and seventeen per cent below the appraised value of a leasehold interest. If accepted, it becomes an indication of the market and may set expectations of future land value in Champlain Heights, Areas E and F.

If the lower value on this land is assumed to affect the value of other market enclaves and is worked into the cash flow framework presented in the budget report in April 1977, a cash flow deficit develops in 1979. This means that in 1979 new interim financing from City sources would have to be provided in order for Champlain Heights to continue to develop as planned. The total interim financing required would be about \$1.3 million between 1979 and 1981. This amount could be repaid by 1984 from the proceeds of the non-market leases if all goes well. However, a source of this new financing would have to be found.

The past estimates of cash flow, which were based on previous appraisals, indicated that Champlain Heights would finance itself after the initial financing (\$6.2 million) was provided in 1976.

The lower land values that the City has been offered are partly a reflection of the leasehold form of tenure and partly a reflection of the slow housing market in Vancouver. The City could improve one aspect by retendering these market enclaves on the basis of sale. Alternatively, the City could defer action and hope that the market improves. There are indications that a generally strengthening economy and the lower mortgage rates will stimulate housing demand. However, the increases in house prices are not expected to be significant in the next year.

There are also costs involved in any delay of development. These include:

- a) the potential loss of momentum, interest and recognition of the total Champlain Heights development.
- b) potentially higher costs of engineering works in Phase II which would be delayed about one year.
- c) loss of interest earned on the proceeds of land leases if bids were accepted now and the risk that this will not be offset by higher land values in the future.

Recognizing these potential costs, the Director of Finance feels that it would be wiser in the face of uncertain demand for housing to not accept any of the present bids and to have the City wait to retender this property.

In the interim, progress will be made on the non-market developments in Enclaves 14, 18 and 19, the market development in Enclave 1, the engineering services, design of the Phase II road alignments at Southeast Marine Drive and Boundary Road, the site planning for the twenty-four acre community services centre and the park walkway.

PROJECT MANAGER'S RECOMMENDATIONS:

The Project Manager recommends that the bid from Community Builders for Enclave 16 be accepted. With respect to the bid from United Properties for Enclave 3, the Project Manager recommends that this bid not be accepted and that further negotiations be carried out.

The City Manager submits this report for Council's CONSIDERATION and notes that Council has three alternatives:

- 1. Accept the bid from Community Builders for Enclave 16 and negotiate further on Enclave 3.
- 2. Reject all the bids and defer marketing these enclaves until such time as the Project Manager feels the general market conditions have improved.
- 3. Reconsider the policy to lease market enclaves in Champlain Heights.

FOR COUNCIL ACTION SEE PAGE(S) 288

D

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council
 SUBJECT: Canada Birthday Celebration - June 30, 1977
 CLASSIFICATION: Consideration & Recommendation

The Director of Finance reports as follows:

"City Council, at its meeting April 19, 1977, passed a resolution providing City support for 'the appropriate signing, barricading, crowd control and cleaning measures, at no charge' for a special celebration to be held on the evening of June 30, 1977 to commemorate the 1977 Canada Birthday Celebrations, and to demonstrate Western Canadian support for national unity. This was to be highlighted by a special ceremony whereby 500 new Canadians would be receiving their Canadian Citizenship, followed by a pageant and Festivities to be held on the City streets. The Citizens' Committee responsible for this function have now decided to hold it in Stanley Park, at Lower Brockton Point, and the purpose of this report is to apprise Council of the cost to the City relating to the resolution of April 19, 1977, and those additional costs which are now anticipated but which are not covered by the resolution.

Park Board Estimate as provided by their letter dated June 9, 1977.

Provision of underground cables, barricading within the park, bleachers, protection of cricket pitches, clean-up, and removal of equipment	\$5,000
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Civic Theatres

Use of Civic Theatres facilities for ceremony rehearsal	500
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Engineering Department - Traffic Division

Provision and delivery of barricades for use by Park Board, and provision of kiosk for publicity purposes. This kiosk is being loaned by the Engineering Department to the organizing committee, to be located on Granville Mall for advance publicity. Actual transportation of kiosk is being done at no charge by Johnston Terminals.	250
Total estimated cost	<u>\$5,750</u>

These costs, if they are to be borne by the City, cannot be borne by existing departmental budgets and this would require authority of Council to use Contingency Reserve.

The Director of Finance submits the foregoing costs to the City for CONSIDERATION and RECOMMENDS that, if approved, the funds be provided from Contingency Reserve."

The City Manager submits for CONSIDERATION the funding of these costs and if approved, RECOMMENDS the funds be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 294

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MAY 26, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 26, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Marzari

ABSENT: Alderman Gerard

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of May 5, 1977, were adopted.

INFORMATION

1. Requests for Surplus City Furniture and Equipment

The Committee had before it for consideration a form (on file in the City Clerk's office) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at \$625.00 to the Multicultural Society of B.C. for \$66.88.

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment to non-profit organizations for \$10.00 or 10% of auction value.

Following discussion, it was

RESOLVED

THAT the request of the Multicultural Society of B.C. for surplus City furniture and equipment valued at \$625.00 be approved and the furniture and equipment be sold to the organization for \$66.88.

RECOMMENDATION

2. Dial-A-Dietitian Service - Grant Request

Before the Committee this day was a Manager's Report dated May 10, 1977 (copy circulated) in which the Medical Health Officer submitted for consideration the continuation of the Dial-A-Dietitian Service in its current role and at present level of service.

Also submitted for consideration was a grant request from the Association for \$120.00 a month from April 1st, 1977 to March 31st, 1978, to cover monthly rent and telephone costs of \$90.00 and \$30.00, respectively.

It was noted the organization has received funding from the Provincial Government of \$15,000.00 for the current fiscal year. This funding will be used primarily to pay the salary of a full-time dietitian and to purchase appropriate literature.

Continued . . .

Clause No. 2 Continued

RECOMMENDED

- A. THAT the Dial-A-Dietitian Service continue in its current role and present level of operation.
- B. THAT a grant of \$120.00 per month be approved for the period April 1st, 1977 to March 31st, 1978 to cover monthly rent and telephone costs of \$90.00 and \$30.00, respectively.

3. Jantzen Industry English Language Training Project Evaluation

The City Manager, in a report dated May 4, 1977, (copy circulated) submitted for information a report of the Director of Social Planning on the Jantzen Industry English Language Training Project Evaluation.

In 1976, classes were held at Jantzen during working hours for 48 non-English speaking female employees, with testing and instructions carried out under the direction of Vancouver Community College.

The course consisted of 30 hours of industrial related English. The employees attended classes for one hour each day for six weeks and were paid their minimum guaranteed hourly wage for the hour in class. The project costs were shared by Canada Manpower (instruction costs and 40% of the participants wages while in class) and by Jantzen.

The Social Planning Department's evaluation of the language training program revealed that:

- a) The absentee rate to employees in the program dropped dramatically.
- b) Supervisors noted a definite improvement in language skills of employees and a consequent decrease in need for interpreters.
- c) Program participants developed very high morale and an interest in continuing language training.
- d) Surprisingly, program participants did not leave Jantzen for other places of employment once they improved their language skills.

The Social Planning Department have approached other industries who have large numbers of non-English speaking employees, e.g. hotels, hospitals, cleaning services and canneries, to encourage them to implement a similar program, but the response has not been encouraging. Manpower and Vancouver Community College are willing to sponsor and fund their share of programs when industry interest revives.

RECOMMENDED

- A. THAT the report of the City Manager dated May 4, 1977, be received.
- B. THAT the Director of Social Planning prepare a letter for the Chairman's signature acquainting hotels and hospitals with the project and urging them to initiate similar programs for their non-English speaking employees.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 26, 1977

(I-3)

4. ELB Enterprises Ltd. - Request to Amend
 License By-Law for Family Recreation Centre

The Committee had before it a Manager's Report dated May 16, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the request by ELB Enterprises Ltd. to amend the License By-law to permit a "Family Recreation Centre" at 2001 West 41st Avenue without limiting age. Also circulated was a brief from the applicant detailing the types of games to be provided.

Mr. Wener, one of the applicants, stated that the type of amusement devices which would be installed in the Centre would be suitable for persons under 18. It was noted that Point Grey and Magee High Schools are fairly close to the proposed location. He also drew attention to the fact that it is proposed to close the Centre from 1:30 to 2:30 p.m. during school days to avoid conflict with school hours.

A representative of the Police Department stated they were not in favour of the proposed by-law amendment. He cited experiences in Montreal and Mississauga where similar centres are in operation. Law enforcement officers in these cities have found these centres difficult to police.

It was alleged that persons under 18 are using electronic games installed in the "Organ Grinder" on Howe Street. The Committee commented that if any operation is contravening the by-law, it should be drawn to its Committee's attention when appropriate action could be taken.

It was noted that the Director of Permits & Licenses, in his report, recommends that the License By-law not be amended as requested.

RECOMMENDED

THAT the request of ELB Enterprises Ltd. that the License By-law be amended to permit the operation of a Family Recreation Centre without limiting age not be approved.

5. Gastown Residents Association

The Committee had for information a Manager's Report dated April 29, 1977 (copy circulated), in which the Director of Social Planning reported on the current status of the Gastown Residents Association (Stanley and Fountain Hotels).

It was noted that a housing subsidy request submitted to C.M.H.C. by the Gastown Residents Association in 1976 was not acceptable to C.M.H.C. until financial statements were available. Statements without audit have now been submitted to the City of Vancouver and C.M.H.C. The subsidy request was recently resubmitted to C.M.H.C. and the Provincial Department of Housing in May 1977. The subsidy request will need to be approximately \$30.00 per person per month in order for the Gastown Residents Association to meet expenses.

The Director of Social Planning also noted that City funding for the Manager-Consultant's position expires on May 31, 1977. The Director of Social Planning does not want this position to be discontinued but is of the opinion the City should not be asked to approve more money until C.M.H.C. and the Provincial Department of Housing assume their funding responsibilities.

Continued

Report to Council
 Standing Committee of Council on Community Services
 May 26, 1977

(I-4)

Clause No. 5 Continued

Ms. R. Shearer of Social Planning Department spoke to the report. She stated the Senior Governments have indicated they will not approve a subsidy but that GAIN and SAFER programs could be used. There is a possibility that the Association would have to raise the room rentals. She requested the Committee consider subsidizing the Manager-Consultant's position for the period from June to August 1977 at a cost of \$1,000.00 per month.

A representative of Cordova Redevelopment referred to increased property taxes which have placed an added financial burden on the operation. It was noted that if the owners were a non-profit organization, they could apply for a tax exemption for the non-profit portion of the building.

RECOMMENDED

- A. THAT Council approve an interim three months subsidy of \$3,000.00 towards the cost of the Manager-Consultant's position.
- B. THAT the Director of Social Planning request the Senior Governments to subsidize the rental deficits of residents for a three-month period ending September 1st, 1977.
- C. THAT the Director of Finance report to the Committee on the possibilities of the owners obtaining tax exemption on that part of the building used for non-profit purposes.

6. Ray-Cam Co-operative Centre Operating Budget (1977-1978)

On April 19, 1977, Council approved a grant of \$74,555.00 to Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1st, 1977 to January 31st, 1978, and approved an additional grant of \$1,800.00 to purchase a suitable van from the City.

The Association had requested a grant of \$89,390.00 from the City and the Community Services Committee had recommended that Council approve this amount.

In the Manager's Report dated May 5, 1977 (copy circulated), the Director of Social Planning reported that the Ray-Cam Co-operative Association's Board of Management has decided not to pursue the purchase of the van from the City because the high mileage dependability and high maintenance costs would be a problem.

The Association has approached one of the major service clubs in Vancouver for the donation of a new van.

Accordingly, the Director of Social Planning recommends that

- a) The \$1,800.00 grant to the Ray-Cam Co-operative Association approved by City Council on April 19, 1977 be re-allocated to make up any difference between the purchase price of a new van and any service club contribution;
- b) The amount of \$1,800.00, in the event the service club assumes the responsibility for the full purchase price, or any remaining portion of the \$1,800.00, be approved for overhead expenses associated with the van;

Continued

Clause No. 6 Continued

- c) No action be taken in the \$14,835.00 referred to Committee by Council pending outcome of discussions between Ray-Cam and the Service Club regarding purchase of the van.

Mr. T. Simpson, representing the Ray-Cam Co-operative Association, requested the Committee to recommend a further grant of \$14,835.00 to make up the deficit between the amount approved by Council and the original grant request submitted by the Association.

Mr. Simpson stated one of the areas of contention is the amount allocated by the Association for part-time salaries. The Association does not consider this operation a Park Board facility and therefore consider that the additional funding is warranted.

RECOMMENDED

- A. THAT Council approve an additional grant of \$14,835.00 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1st, 1977 to January 31st, 1978.
- B. THAT the City Engineering Department donate a suitable van to the Ray-Cam Co-operative Association.

7. Licensed Premises in the Downtown Area -
 Summary of Map Information

The Committee, at its meeting on May 19, 1977, resolved to hold a discussion at this meeting on the proliferation of licensed premises in the Downtown area.

Before the Committee for consideration was a Manager's Report dated November 29, 1976 in which the Director of Social Planning reported on the number, location, seating capacity and classification of liquor licenses in the Downtown Peninsula as of the end of November 1976.

The Director of Permits & Licenses spoke to a map which his department had prepared, illustrating the number and location of licensed premises in the Downtown area. He advised that since June 1st, 1976, 44 new licensed premises have begun operating in the Downtown area. At present there is no means by which the City can restrict the proliferation of these premises in the Downtown area.

RECOMMENDED

- A. THAT the report of the City Manager dated November 29, 1976, and the oral report of the Director of Permits & Licenses be received.
- B. THAT the Director of Permits & Licenses maintain an up-to-date map on location of licensed premises in the Downtown area.

Continued

INFORMATION

8. By-Law Enforcement in the "Core Area" -
Burns Block, 18 West Hastings

At its meeting on May 19, 1977, when considering by-law enforcement in the core area, the Committee resolved in part:

"THAT the Committee defer a decision on the compliance with the Fire By-law of the Burns Block, 18 West Hastings Street, for one week during which time the Fire Chief meet with the owner and report back to the Community Services Committee."

A representative of the Fire Warden reported that they had met with Mr. R. Sigmund, representing the Burns Block, to review the situation. Agreement was reached on alternative methods of complying with the Fire By-law, subject to the Fire Chief's approval and agreement by the neighbours.

The owners have a contractor drawing up plans for alterations necessary to comply with the By-law. It was noted that the parking lot is not the property of the owners of the Burns Block and therefore a question arises of where the fire escape would lead to (whose property should it be on).

The Chairman advised Mr. Sigmund that his client should proceed as quickly as possible with renovations necessary to comply with the by-law.

There was discussion on the needs of part of this block to be brought up to the standards required under the Standards of Maintenance By-law, and following discussion, it was

RESOLVED

THAT the Director of Permits & Licenses report within two weeks on work required and costs inherent in bringing this building up to the requirements of the Standards of Maintenance By-law.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 205 & 296

II

REPORT TO COUNCIL

FROM ALDERMAN BROWN, CHAIRMAN, AND ALDERMEN MARZARI AND PUIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 26, 1977

A meeting of the Standing Committee of Council on Finance and Administration was scheduled for Thursday, May 26, 1977 at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall, however, since a quorum was not present, the following report to Council is submitted by Alderman Brown, Chairman, Aldermen Marzari and Puil for CONSIDERATION.

PRESENT: Alderman Brown, Chairman
Alderman Marzari
Alderman Puil

ABSENT: Mayor Volrich
Alderman Gerard
Alderman Gibson

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. International Actors' Workshop Society Request
for City Guarantee of \$25,000 Bank Loan

A Manager's report dated May 12, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the International Actors' Workshop Society's request that the City guarantee their \$25,000 bank loan with the Royal Bank for improvements to old Firehall No. 2 leased from the City for a 10-year period. It was explained that the lease provides that should the building be destroyed or damaged the City is not obliged to replace or repair it. The Actors' Workshop's ability to repay the loan with the Royal Bank depends on their having a building from which to operate.

The Supervisor of Properties advised that the building is presently insured on a replacement cost basis in an amount of \$755,000. Should the building be damaged or destroyed the City would recover losses through its insurance, including the Actors' Workshop's investment, less a current \$25,000 deductible.

Following discussion it was

RECOMMENDED

THAT in the event that old Firehall No. 2 at 280 East Cordova Street is damaged or destroyed, and the City elects not to repair or replace the building, the City will repay the unpaid balance on the Actors' Workshop's \$25,000 loan from the Royal Bank using monies collected through the City's Property Insurance Policy.

2. Vancouver Opera Association

A Manager's report dated May 20, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Vancouver Opera Association's 1977 cultural grant. The Association applied for an additional \$12,650 to cover rental for their Spring 1977 season which was not applied for previously because of a series of errors related to rescheduling of their fiscal year.

Cont'd . . .

Standing Committee of Council 11 - 2
on Finance and Administration
May 26, 1977

Clause #2 continued:

Council approved \$28,750 in rental for the Fall of 1977 and Spring of 1978. The Association erroneously believed that rental for the Spring performances in 1977 had been approved in the 1976/77 application. The Association is now revamping their schedule to coincide with the City's fiscal year and are therefore requesting a non-recurring grant of \$12,650 in rental for their Spring performances in 1977 less rental approved for the Spring of 1978 as follows:

Spring 1977 - 12 performances and 9 rehearsals	\$18,975
Less: Spring 1978 - 4 performances and 3 rehearsals	<u>6,325</u>
	\$12,650.

The Association will re-apply in 1978 for the total rental required for their 1978 performances.

Following discussion it was

RECOMMENDED

THAT the Vancouver Opera Association's present grant of \$28,750 be increased by a non-recurring amount of \$12,650 to a total of \$41,400 to allow the rescheduling of their performances to coincide with the City's fiscal year, and that, as the grant is equal to the rate of the Queen Elizabeth Theatre, the grant be increased proportionate to the Queen Elizabeth Theatre rental rates as they occur.

3. Vancouver Symphony Society

A Manager's report dated May 20, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Vancouver Symphony Society's cultural grant for 1977 for rental of The Orpheum.

It was noted that the Society used a total performance time which amounted to \$86,495.50 in 1976. The Society estimates they will require performance time amounting to \$136,835 in 1977. It was reported that the increase of approximately \$54,000 over 1976 is because the Society had to make up for three week's work for the musicians which was previously supplied by the Vancouver Opera Association and a progressively increasing number of weeks of work in the Society's agreement with the musicians.

The City Manager reported that the agreement the Society has with the City does not provide for the number of performance days. They want to increase the number of performance days in direct relationship to the agreement they have with the musicians which provides for the number of performance days to be increased from the present 37 to a total of 47 performance days over approximately five years.

The Aldermen questioned where the City is headed regarding the number of performances the Society would require in the future and felt the City Manager should report further on this prior to approval of increased use of The Orpheum.

Civic staff stated that the amount required by the Society for the rental of The Orpheum would be \$128,800 plus any increase in rental rates.

Following further discussion it was

Clause #3 continued:

RECOMMENDED

- A. THAT City Council approve an amount of \$128,800 equal to rental of The Orpheum for the 1977 Vancouver Symphony Society's schedule of uses plus any increase in rental rates.
- B. THAT consideration of increased use of The Orpheum by the Vancouver Symphony Society be deferred pending a report from the City Manager.

4. Playhouse Theatre Centre

A Manager's report dated May 19, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Playhouse Theatre Centre's cultural grant request for \$65,440 for the performance year Fall 1977 through Spring 1978 as follows:

Rental of City Facilities	\$45,440
Rental of Outside Facilities	<u>20,000</u>
TOTAL	\$65,440.

The Assistant Comptroller of Budgets reported that there was an unexpended balance of \$26,929 as of December 31, 1976 in the Playhouse Theatre Centre's 1976/77 grant. However, \$20,000 is considered already committed to pay for the Playhouse Theatre Centre's use of theatres other than the Queen Elizabeth Playhouse subject to Council's approval.

Following discussion it was

RECOMMENDED

- A. THAT \$20,000 of the unexpended 1976 balance of \$26,929 be approved to cover the Playhouse Theatre Centre's expenses for rental of outside facilities in the 1976/77 performance season.
- B. THAT \$45,440 equal to the Queen Elizabeth Playhouse rental be approved for the Playhouse Theatre Centre's 1977/78 performance season and further, the grant be increased proportionate to the Queen Elizabeth Playhouse rental increases as they occur.
- C. THAT the balance of \$6,929 of the 1976 unexpended funds be included in the 1977/78 grant to pay for rental of outside facilities.

The meeting adjourned at approximately 4:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 296

II (i)

MANAGER'S REPORT

REFERS TO CLAUSE #3 OF
REPORT II

June 7, 1977

TO: Vancouver City Council

SUBJECT: Vancouver Symphony Society - Request for 1977 Civic Grant

CLASSIFICATION: INFORMATION

The Director of Finance submits the following report:

"The Standing Committee on Finance and Administration, at its meeting May 26, 1977 considered a report by the Director of Social Planning regarding the Vancouver Symphony Society's request for a grant equal to the rental of the Orpheum Theatre for performances, rehearsal, and audition time for the period January 1, 1977 through December 31, 1977 and, as a result, recommended a grant totalling \$128,800 based on 112 performances as opposed to the Director of Social Planning's recommendation for \$136,835.

The purpose of this report is to advise that the summary report was inconsistent with the exhibits which supported it, in that it included an anticipated rental rate increase for 1977 which has not yet materialized and omitted the cost of the rehearsals, auditions and one performance. The following is a summary of the Society's proposed usage of the Orpheum during 1977 and the current rates:

Evening performances	113 @ \$1,150	= \$ 129,950
Afternoon performances	2 @ \$633	= 1,266
Rehearsals	60 hrs. @ \$40	= 2,400
Auditions	40 hrs. @ \$40	= 1,600
Total		\$ 135,216

It is advised that, in accordance with the foregoing, and to accomplish the Society's proposed 1977 performance programme, the recommendation of the Director of Social Planning should have read

'That \$135,216, equal to the rental of the Orpheum Theatre for the 1977 Vancouver Symphony Society schedule of uses, be approved and further, that the grant be increased proportionate to any Orpheum Theatre applicable 1977 rental rates increases as they occur.'

The Director of Finance submits the foregoing for the information of Council when considering the recommendation of the Standing Committee on Finance and Administration respecting the Vancouver Symphony Society's 1977 grant request."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

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STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

May 26, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 26, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt

Alderman H. Rankin

CLERK: J. Thomas

The minutes of the following meetings were adopted: April 28, 1977; joint meeting with Standing Committee on Finance and Administration, May 3, 1977; joint meeting with the Standing Committee on Planning and Development, May 12, 1977.

RECOMMENDATION:

1. Citizen's Forum on Airport Development

The Committee considered a brief presented by Dr. James Tyhurst on behalf of the Citizen's Forum on Airport Development. The brief dated May 26, 1977, outlined the following five points:

- a. The final summary report of the Airport Planning Committee was published in March, 1976. Direct public participation in decision-making regarding proposed expansion of Vancouver International Airport has not been provided for since that time.
- b. However, at the same time, the Ministry of Transport has continued to put forward proposals for expansion. The nature of these proposals is not known, nor has there been any clarification of procedures for further assessment or decision-making.
- c. Instead, the Ministry of Transport appears to be attempting to reach its original objectives of expansion by sequestering the planning processes in technical committees that are inaccessible to input and participation from the affected public.
- d. The recommendations of the Airport Planning Committee for an on-going consultative process have not been implemented. A committee has been established on Noise Mitigation but again no provision has been made for public participation.
- e. Because of our experience with this whole process over the past four years, we would strongly recommend to City Council that it not participate in these various planning committees regarding Vancouver International Airport expansion, including Noise, without the provision of full public participation at all stages.

Dr. Tyhurst addressed the Committee and referred to dredging operations in the vicinity of the airport. His organization maintained, despite official denials, that the dredging material was being stockpiled for future runway development. In fact, Hansard of July 18, 1976, advised that dredging operations in the vicinity of the airport was for the purpose of preloading for the third runway. The Citizen's Forum on Airport Development felt airport

Clause 1 Cont'd

expansion planning was not in limbo nor had been postponed as the Minister had advised, but was being actively pursued at senior staff levels without the benefit of public input. The organization was presenting the brief to the Transportation Committee because it felt the City should be considering the implications of the ground traffic that would be generated by airport expansion.

Executive Assistant to the City Manager, Mr. K. Dobell, noted Council on December 7, 1976, had resolved not to take part in the planning process and was not presently involved in any discussions on airport planning. The City's Planning Department would shortly be bringing forward to Council a report on airport planning containing input from citizens, which it was hoped would be acceptable to the Minister of Transport. Ground transportation had been the subject of a number of proposals in the original airport expansion report and the widening of Oak Street as a major corridor and increasing emphasis on the use of Cambie Street were major items.

Mr. R.C. Boyes, Acting City Engineer, indicated there were no proposals on ground transportation before Council at this time.

The Chairman advised a suggestion had been made to the Minister of Transport that the Arbutus right-of-way be considered as a rapid transit line serving the airport, and the Minister had indicated he would consider this proposal.

It was

RECOMMENDED,

THAT the Citizen's Forum on Airport Development brief dated May 26, 1977, be received for information.

2. Downtown Bicycle Route Proposal

The Committee had for consideration a brief dated May, 1977, (summary circulated, full brief on file) prepared by Project Lifecycle in conjunction with the Vancouver Bicycle Club, advocating:

- a) the recognition by Council of the bicycle as a legitimate low-cost means of transportation and part of the transit system;
- b) creation by Council of policies allowing for inclusion of bicycles in planning roadways, connections, bridges and ferries, etc.

The brief pointed out Federal and Provincial Governments and Greater Vancouver Regional District recognized the increased use of the bicycle and were presently engaged in helping set out guidelines for bike planning for municipalities and several municipalities had developed plans for networks of recreational trails and other facilities for cyclists.

The brief recommended the following action be taken immediately to ensure the safe use of bicycles in the downtown core:

- a) Bikelanes be created on the following streets by removal of one lane of parking to permit cycling traffic north, south, east and west: on Hornby, Richards, Thurlow and Alberni. Bicycle use be permitted on the lower Granville Mall.
- b) Bikeparking be implemented at all public buildings and City-owned parking lots.
- c) Roads be maintained free of glass, potholes and other cycling hazards, particularly on bikeroutes.
- d) A campaign for driver-cyclist awareness be promoted in the interests of both motorists and cyclists. Public

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Clause 2 Cont'd

information on cycling facilities, maps etc. be provided through the Public Transit System.

Ms. Sue Hiscocks of Project Lifecycle and Vancouver Bicycle Club addressed the Committee and introduced as co-sponsors Mr. H. Taylor, Project Lifecycle; Mr. J. Berte, and Ms. M. Corder, Outdoor Recreation Council; Mr. H. Hicken, Bicycle Association of B.C.; Ms. L. Graham, Vancouver Safety Council; Ms. G. Kieler, Vancouver Community T.V. Association. The group presented a petition containing approximately 800 signatures supporting the brief. Ms. Hiscocks advised it was estimated there were 80,000 bicycle owners in Vancouver and 250,000 in the Lower Mainland.

During discussion members of the Committee referred to the geographical limitations of the downtown peninsula and the severe traffic congestion that could be expected if selected traffic lanes were restricted to bicycle use only. Mr. R.C. Boyes, Acting City Engineer, advised such use would reduce by 25% the capacity of downtown streets which were already fully utilized.

Committee members expressed interest in aspects of the brief and stated they were cognizant of the emergence of a new generation of commuter cyclists, but the unique constrictions of the downtown core were not conducive to the concept of bicycle-only lanes.

Following further discussion, it was

RECOMMENDED,

1. THAT the following recommendations contained in the Project Lifecycle and Vancouver Bicycle Club brief be approved:
 - b) Bikeparking be implemented at all public buildings and City-owned parking lots.
 - c) Roads be maintained free of glass, potholes and other cycling hazards, particularly on bikeroutes.
 - d) A campaign for driver-cyclist awareness be promoted in the interests of both motorists and cyclists. Public information on cycling facilities, maps etc. be provided through the Public Transit System.
2. THAT City staff be instructed to investigate and report back to the Committee on the implications of Recommendation (a), namely:
 - a) Bikelanes be created on the following streets by removal of one lane of parking to permit cycling traffic north, south, east and west: on Hornby, Richards, Thurlow and Alberni. Bicycle use be permitted on the lower Granville Mall.

3. 1977 Traffic Signal Program

Mr. N. Davidowicz, in a verbal presentation to the Committee, referred to the annual traffic signal program and requested consideration be given to the installation of a push button pedestrian signal at the intersection of Hastings and Kootenay Streets. Mr. Davidowicz stated Hastings/Sunrise Action Council supported his request.

Alderman Bellamy observed he lived in the vicinity, knew the intersection, and felt a signal was not appropriate in that location. If approved there would be traffic signals for four straight blocks on Hastings Street.

The Chairman advised Mr. Davidowicz his concern would be noted.

Cont'd . . .

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4. Burrard Inlet Ferry Bus Services

A. Conference of Local Area Councils - 25th Avenue Crosstown Bus

The Committee considered a verbal presentation by Mr. E.J. Ruddell Chairman of the Traffic and Transit Committee, Conference of Local Area Councils, who contended the introduction of the Burrard Inlet Ferry Service indicated that a number of surplus buses would become available. These surplus vehicles should be used to initiate a cross-town bus service.

Mr. Ruddell stated B.C. Hydro had indicated its first priority for any surplus buses would be the North Burnaby/Hastings or Richmond corridors. He felt Vancouver was being victimized by Hydro in that fares were increased in Vancouver at the time they were decreased in outlying municipalities. The crosstown route was now a matter of urgent necessity and therefore the City should have priority if surplus buses were available. The Conference of Area Councils had taken a second look at the proposed crosstown route and felt costs could be cut by utilizing 22nd Avenue instead of 29th Avenue so the revised route would run from Gilpin and Moscrop in Burnaby, north on Boundary to 22nd Avenue, west on 22nd Avenue to Nanaimo, south on Nanaimo to Kingsway, Kingsway to 25th Avenue, west on 25th Avenue to Dunbar, north on Dunbar to 16th Avenue and then out to Camosun and U.B.C.

Mrs. Becky Wood, Cedar Cottage/Kensington Area Council, stated the B.C. Government's expansion plans for Shaughnessy Hospital necessitated the introduction of a new bus service which could very well be incorporated in the proposal for a crosstown route.

The Committee expressed concern that there had been no progress on the establishment of the crosstown route although Council had given approval in principle a year previously.

Mr. R. Ross, Acting Assistant City Engineer, Traffic Division, advised Hydro had indicated the introduction of the ferry/transit system would not necessarily mean there would be a surplus of buses initially as two new routes would be operating downtown to link up with the ferry system. Some vehicles were also required for standby service. Mr. Ross recalled the City Engineer had been instructed to take up the matter of a crosstown transit service with the Provincial Transit Authority when it was established. Questioned about economics of the route he stated grade improvements, signing, etc. had been estimated at approximately \$300,000.

It was

RECOMMENDED,

THAT Council reaffirm its intention to proceed with the establishment of a crosstown bus route and in view of the development plans for Shaughnessy Hospital, B.C. Hydro be requested to initiate the service without delay.

* * *

B. Mr. N. Davidowicz

Shortly after Mr. N. Davidowicz began his oral presentation on new bus routes recently announced in connection with the Burrard Inlet Ferry Service Aldermen Ford, Harcourt, and Rankin left the meeting and the Chairman, noting the lack of a quorum, declared the meeting adjourned.

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FOR COUNCIL ACTION SEE PAGE(S) 297-298

The meeting adjourned at approximately 4:40 p.m.

IV

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 2, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 2, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson (Leave of Absence)

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION

1. Amendment to the Sign By-law - Sign Schedules
for False Creek, Downtown and Chinatown

The Chairman advised that representatives of the Sign Industry had requested that this matter be deferred to enable them to consider the Manager's Report and make a submission to the Committee.

Members of the Committee felt that a review of the Sign By-law and its effect throughout the City should be presented to the Committee prior to any decisions on further amendments.

RECOMMENDED

- A. THAT consideration of the City Manager's report dated April 5, 1977 be deferred.
- B. THAT prior to any decision on further amendments to the Sign By-law, the Director of Planning make a presentation to the Committee on the Sign By-law and the effect of the new regulations throughout the City.

2. Champlain Heights Planning Advisory Committee

The Committee considered a report dated May 26, 1977 (on file in City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advised that on December 7, 1976 City Council endorsed the formation of the Champlain Heights Planning Advisory Committee and its terms of reference. He had been instructed to report back in six months on the workings of the Committee.

The report notes that the Planning Advisory Committee holds public meetings once a month and provides a useful forum for citizen input concerning various facets of the implementation of the Champlain Heights development.

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Report to Council
 Standing Committee of Council
 on Planning and Development
 June 2, 1977

(IV-2)

Clause #2 continued:

The Chairman of the Committee is Mr. E. Lyngen; Vice-Chairman Ms. E. Duvall and Recording Secretary, Mr. N. Davidowicz.

RECOMMENDED

THAT the report of the City Manager dated May 26, 1977 be received for information.

3. Inner City Housing Workshop

The Committee considered a report dated May 26, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that on April 13-15, 1977 the City hosted an Inner City Workshop to discuss housing policies and programmes in larger Canadian cities. Representatives from ten cities, three Provinces and the Federal Government attended.

Formal recommendations weren't developed by the Workshop but the Director of Planning reported that the issues revolved around the question of the affordability of housing, the condition of the housing stock and livability in the inner-city.

In the report the Director of Planning lists 54 possible recommendations which emerged from the workshop. The Committee felt this was an impossible number and one or two recommendations should be developed with suggestions from the City on how the policies could be implemented.

Ms. F. Simatos stated that one of the policies that should be recommended for implementation is the preservation of the existing low cost housing stock, particularly in the Cedar Cottage and Grandview Woodland areas, using N.H.A. funds.

Ms. A. McAfee, Planning Department, stated that at present there is no assistance programme for people who are interested in buying older homes. The Assisted Home Ownership Programme only applies to new housing.

The most relevant possible recommendations from the Workshop appeared to be:

- "2. While a certain responsibility for initiating policy should remain with senior funding agencies, the major responsibility for developing detailed policy and program development should be decentralized at least to the provinces. Where cities are willing and able to assume a policy development role, they should be a partner in policy and program development and program delivery.
- 14. Consideration should be given to increasing permitted unit prices in inner-cities under NHA social housing provisions to \$50,000 and providing monthly subsidies in the neighbourhood of \$250, depending upon income; specific amounts to be negotiated between cities and senior governments to reflect local conditions.
- 30. CMHC should give consideration to extending AHOP to existing housing on a regional basis in areas designated in consultation with municipalities.

cont'd.....

Report to Council
Standing Committee of Council
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(IV-3)

Clause #3 continued:

32. CMHC should reassess ARP to identify incentives and guidelines necessary to better meet the need for inner-city rental stock.
33. Consideration should be given to permitting ARP units only in areas designated as a result of joint discussions between the City, Province and Federal Government. "

Members of the Committee felt the greatest emphasis should be put on number 30.

Mr. K. Dobell, City Manager's Office, advised that a housing policy report was being prepared for presentation to Council in the near future. This report on the Workshop should be considered as important background information for this policy report.

RECOMMENDED

THAT consideration of this matter be deferred until the report on housing policies for Vancouver is received.

4. Future of the Wicklow Hotel

Distributed at the meeting were copies of a letter dated June 1, 1977 from Mr. H.L. Cashman, Solicitor for the owners of the Wicklow Hotel, and an extract of the Report of the Standing Committee on Community Services dated May 19, 1977 (copies circulated).

The Standing Committee on Community Services on May 19, 1977 recommended:

"THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting."

This recommendation was approved by Council on May 31, 1977.

Mr. Cashman advised that since the Committee meeting of May 19, the owners had instructed him to determine if he could be of any assistance to DERA in their attempts to acquire the Wicklow Hotel. He held discussions with representatives of CMHC, the Social Planning Department and DERA.

If there is a considerable time delay, the owners have instructed the solicitor to revoke their offer of sale to DERA.

In order to expedite matters Mr. Cashman suggested:

- "1. An immediate detailed study of costs be conducted;
2. The City of Vancouver acquire the Wicklow Hotel if DERA or some such similar agency is or may be unable to proceed with the prosecution of the acquisition of the Wicklow Hotel."

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
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(IV-4)

Clause #4 continued:

Mr. M. Egan, Director of Social Planning advised that the Standing Committee on Community Services did not wish to take any action on the Wicklow Hotel at this time. He stated the building had been closed for health reasons, it was in a poor location and there is no indication of the market for housing in this area. He stated no one could operate the building without a subsidy and there are no funds at the present time. The matter should not be considered until the more comprehensive report on the need for housing downtown is presented to Council. He advised that the City should not undertake a feasibility study but that CMHC could undertake the study if they so wish.

RECOMMENDED

THAT the letter dated June 1, 1977 from Mr. H. Cashman, Solicitor, be received.

INFORMATION

5. Grandview Woodland Planning Committee

The Chairman advised that the Grandview Woodland Planning Committee would be meeting on June 6, 1977 for a discussion on reformation of the Committee. He noted that a member of the Committee felt that 5 or 6 Aldermen should be appointed to the Planning Committee and attempts should be made to ensure that all interested organizations, both tenant and owner, are represented on the new Planning Committee. This suggestion would be discussed at the Grandview Woodland Planning Committee meeting.

It was

AGREED

THAT the City Manager and the Director of Planning would meet with members of the Committee on the question of staff for Grandview Woodlands.

The meeting adjourned at approximately 2.20 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 298